



After Recording Return to:
CoreLogic
P.O. Box 9232
Coppell, TX 75019

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Case Nbr: 38235367
Ref Number: 8501334498

Tax ID: 46380000710000
8/28/2020

Property Address:
2223 W MEADOW BLVD
MOUNT VERNON, WA 98273

WADM-R-ST38235367 7/1/2020 LRP001

Recording Requested By:
UMPQUA BANK
Prepared By:
AUDREY B TRUMBLE
Assistant Secretary
855-369-2410
3001 Hackberry Rd
Irving, TX 75063

MIN #: 100045810001958203

MERS Phone #: 888-679-6377

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., whose address is P.O. Box 2026, Flint, MI 48501-2026, AS DESIGNATED NOMINEE FOR UMPQUA BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, the present beneficiary for the Deed of Trust described below, does hereby substitute Nationwide Trustee Services, Inc., A Washington Corporation as Trustee under said Deed of Trust in place of LAND TITLE & ESCROW OF SKAGIT & ISLAND COUNTY.

Nationwide Trustee Services, Inc., A Washington Corporation, the present trustee under the Deed of Trust described below, in consideration of full payment and satisfaction of the debt secured thereunder, does hereby reconvey, without warranty, to the person(s) legally entitled thereto all of the estate, title and interest under the Deed of Trust described below:

Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR UMPQUA BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS
Made By: SANDRA REYES SANCHEZ, A SINGLE WOMAN AND ZENaida SANCHEZ DE REYES, A MARIEd WOMAN AS HER SOLE AND SEPARATE PROPERTY
Original Trustee: LAND TITLE & ESCROW OF SKAGIT & ISLAND COUNTY
Date of Deed of Trust: 6/29/2017
Loan Amount: \$245,410.00

Recorded in Skagit County, WA on: 6/30/2017, book N/A, page N/A and instrument number 201706300222

Property Legal Description:

TOGETHER WITH ALL THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY, AND ALL EASEMENTS, APPURTENANCES, AND FIXTURES NOW OR HEREAFTER A PART OF THE PROPERTY. ALL REPLACEMENTS AND ADDITIONS SHALL ALSO BE COVERED BY THIS SECURITY INSTRUMENT. ALL OF THE FOREGOING IS REFERRED TO IN THIS SECURITY INSTRUMENT AS THE "PROPERTY." LENDER, AS THE BENEFICIARY UNDER THIS SECURITY INSTRUMENT, DESIGNATES MERS AS THE NOMINEE FOR LENDER. ANY NOTICE REQUIRED BY APPLICABLE LAW OR THIS SECURITY INSTRUMENT TO BE SERVED ON LENDER MUST BE SERVED ON MERS AS THE DESIGNATED NOMINEE FOR LENDER. BORROWER UNDERSTANDS AND AGREES THAT MERS, AS THE DESIGNATED NOMINEE FOR LENDER, HAS THE RIGHT TO EXERCISE ANY OR ALL INTERESTS GRANTED BY BORROWER TO LENDER, INCLUDING, BUT NOT LIMITED TO, THE RIGHT TO FORECLOSE AND SELL THE PROPERTY; AND TO TAKE ANY ACTION REQUIRED OF LENDER INCLUDING, BUT NOT LIMITED TO, ASSIGNING AND RELEASING THIS SECURITY INSTRUMENT, AND SUBSTITUTING A SUCCESSOR TRUSTEE.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 7/2/2020

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC. ("MERS"),
AS DESIGNATED NOMINEE FOR UMPQUA
BANK, BENEFICIARY OF THE SECURITY
INSTRUMENT, ITS SUCCESSORS AND
ASSIGNS**

**Nationwide Trustee Services, Inc., A Washington
Corporation**

By: BR
BRANDON PAYNE, Vice President
State of TX, County of Dallas

By: TKSP
Tina Kaye Sandor-Provencher, Authorized Signor

On 7/2/2020, before me, **RATANAPHONE VILAYLEUTH**, a Notary Public, personally appeared **BRANDON PAYNE, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR UMPQUA BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS** and **Tina Kaye Sandor-Provencher, Authorized Signor of Nationwide Trustee Services, Inc., A Washington Corporation** personally known to me to be the person(s) whose name(s) is/are subscribed to the within document and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the document the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

RV
Notary Public: **RATANAPHONE VILAYLEUTH**
My Commission Expires : 3/6/2024

