



202007130012

07/13/2020 08:34 AM Pages: 1 of 2 Fees: \$122.50
Skagit County Auditor

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

This space for Recorder's use



Case Nbr: 38241402
Ref Number: 8501375639

Tax ID: 35033210110102
8/30/2020

Property Address:
11364 FARM TO MARKET ROAD
MOUNT VERNON, WA 98273

WA0-R-ST38241402 7/7/2020 LRP001

Recording Requested By:
UMPQUA BANK
Prepared By:
TINA K SANDOR-PROVENCER
855-369-2411
3002 Hackberry Rd
Irving, TX 75064

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

UMPQUA BANK, 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 CHICAGO TITLE COMPANY OF WASHINGTON.

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: UMPQUA BANK
Made By: JUSTIN ALTON FULLER AND JAMIE JANETTE FULLER, A MARRIED COUPLE
Original Trustee: CHICAGO TITLE COMPANY OF WASHINGTON
Date of Deed of Trust: 8/24/2018
Loan Amount: \$500,000.00

Recorded in Skagit County, WA on: 8/30/2018, book N/A, page N/A and instrument number 201808300073

Property Legal Description:

THE NORTH 334.88 FEET OF THE SOUTH 737.00 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN; EXCEPT RIGHT-OF-WAY FOR STATE ROAD NO. 1-C (ALSO KNOWN AS SSH - 537). ALSO EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY FOR ROAD RIGHT-OF-WAY, AS DESCRIBED UNDER AUDITOR'S FILE NO. 200102230073, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 32; THENCE ALONG THE CENTERLINE OF RIGHT-OF-WAY FARM TO MARKET ROAD (NO. 31010) N01 DEGREE 46?44"W, 403.18 FEET, TO A POINT ON SAID CENTERLINE; THENCE AT RIGHT ANGLE S88 DEGREE 13?16"W, 20.00 FEET TO THE WEST RIGHT-OF-WAY OF SAID FARM TO MARKET ROAD AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID WEST RIGHT-OF-WAY N89 DEGREE 34?51"W, 20.01 FEET; THENCE PARALLEL TO SAID WEST RIGHT-OF-WAY N01 DEGREE 46?44?W, 335.13 FEET; THENCE S89 DEGREE 34?51?E 20.01 FEET TO SAID WEST RIGHT-OF-WAY; THENCE S01 DEGREE 46?44"E, 335.13 FEET TO THE TRUE POINT OF BEGINNING SITUATED IN SKAGIT COUNTY, WASHINGTON.

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

UMPQUA BANK

Nationwide Trustee Services, Inc., A Washington Corporation

By: 
AMIE RUWARD, Vice President
State of TX, County of Dallas

By: 
Jessica Lykins, Authorized Signor

On 7/7/2020, before me, RATANAPHONE VILAYLEUTH, a Notary Public, personally appeared AMIE RUWARD, Vice President of UMPQUA BANK and Jessica Lykins, 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.



Notary Public: RATANAPHONE VILAYLEUTH
My Commission Expires : _____

