202007210074

07/21/2020 09:55 AM Pages: 1 of 2 Fees: \$122.50

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

This space for Recorder's use

Case Nbr: 38160556

Ref Number: 8501341720

Tax ID:

47690000010000

7/27/2020

Property Address: 3001 EASTWIND ST

MOUNT VERNON, WA 98273

WA0M-R~ST38160556 7/13/2020 LRP001

Recording Requested By: UMPQUA BANK

Prepared By:

RATANAPHONE VILAYLEUTH

Assistant Secretary 855-369-2410 3001 Hackberry Rd Irving, TX 75063

MIN #: 100045810002030390

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 UMPOUA 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 CHICAGO TITLE COMPANY OF

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: BARBARA J MURPHY AND STEPHEN B MUPHY, WIFE AND

HUSBAND

Original Trustee: CHICAGO TITLE COMPANY OF WASHINGTON

Date of Deed of Trust: 8/22/2017

Loan Amount: \$156,500.00

Recorded in Skagit County, WA on: 8/28/2017, book N/A, page N/A and instrument number 201708280204

Property Legal Description:

LOT 1, "PLAT OF TJ TOWNHOUSES", AS RECORDED NOVEMBER 30, 2000, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200011300053, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON LOT(S): 1 TJ TOWNHOUSES APN #: P117588 / 4769-000-001-0000

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 7/13/2020

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

Ву:_____

BRANDON PAYNE, Vice President

State of TX, County of Dallas

On 7/13/2020, before me, Cynthia Gay, 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 Jessica Delpit, 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: Cynthia Gay

My Commission Expires: 3/6/2024

CYNTHIA GAY

Notary Public, State of Texas

Comm. Expires 03-06-2024

Notary ID 132392935