



202007210076

07/21/2020 09:55 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: 38271681  
Ref Number: 1428548935

Tax ID: 33052720010109  
9/11/2020

Property Address:  
27342 LAKE CAVANAUGH ROAD  
MOUNT VERNON, WA 982747800

WA0M-R-ST38271681 7/15/2020 LRP001

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

MIN #: 100186300001343951 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 STERLING SAVINGS 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 COMPANY OF SKAGIT 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 STERLING SAVINGS BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**

Made By:                      **JASON D. PEARSON AND KELLY C. PEARSON, HUSBAND AND WIFE**

Original Trustee:            **LAND TITLE COMPANY OF SKAGIT COUNTY**

Date of Deed of Trust:      **2/14/2012**

Loan Amount:                **\$332,500.00**

Recorded in Skagit County, WA on: 2/16/2012, book N/A, page N/A and instrument number 201202160051

Property Legal Description:

PARCEL ?A?: THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 33 NORTH, RANGE 5 EAST, W.M., EXCEPT ROAD RIGHTS-OF-WAY, AND EXCEPT RAILROAD RIGHTS OF WAY OVER AND ACROSS THAT CERTAIN 50 FOOT STRIP OF LAND CONVEYED TO ENGLISH LUMBER COMPANY, A CORPORATION, BY DEED DATED DECEMBER 4, 1919, AND RECORDED JANUARY 7, 1920, IN VOLUME 115 OF DEEDS, PAGE 587, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. PARCEL ?B?: THAT PORTION OF THAT CERTAIN 50 FOOT STRIP OF LAND ACQUIRED BY ENGLISH LUMBER COMPANY, A CORPORATION, BY DEED DATED DECEMBER 4, 1919, AND RECORDED JANUARY 7, 1920, IN VOLUME 115 OF DEEDS, PAGE 587, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WITHIN THE BOUNDARIES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 33 NORTH, RANGE 5 EAST, W.M. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 7/16/2020

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

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

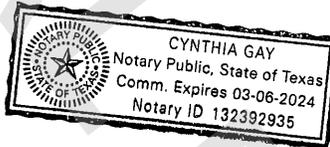
By:   
**BRANDON PAYNE, Vice President**  
State of TX, County of Dallas

By:   
**Jessica Lykins, Authorized Signor**

On 7/16/2020, before me, Cynthia Gay, a Notary Public, personally appeared **BRANDON PAYNE, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR STERLING SAVINGS BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS** 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: **Cynthia Gay**  
My Commission Expires : **3/6/2024**



UNRECORDED DOCUMENT