

202007270156

07/27/2020 11:31 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: 38275769

Ref Number: 8501262721

Tax ID: 35092600220004

9/12/2020

Property Address:

52884 RAILROAD AVE

ROCKPORT, WA 98283

WA0M-R-ST38275769 7/21/2020 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

RATANAPHONE VILAYLEUTH

Assistant Secretary

855-369-2410

3001 Hackberry Rd

Irving, TX 75063

MIN #: 100045810001242509

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 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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

("MERS"), AS DESIGNATED NOMINEE FOR UMPQUA BANK., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

Made By:

RYAN VIERS, A SINGLE MAN

Original Trustee:

CHICAGO TITLE COMPANY OF WASHINGTON.

Date of Deed of Trust:

3/14/2016

Loan Amount:

\$215,500.00

Recorded in Skagit County, WA on: 3/18/2016, book N/A, page N/A and instrument number 201603180072

Property Legal Description:

FOR APN/PARCEL ID (S): P44715/350926-0-0220004 PARCEL A: THAT PORTION OF GOVERNMENT LOT 1, SECTION 26, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE THAT MARKS THE NORTHWEST CORNER OF THE LAND CONVEYED TO THE CITY OF SEATTLE BY DEED DATED APRIL 26, 1920, AND RECORDED AUGUST 6, 1920, IN VOLUME 117 OF DEEDS, PAGE 628, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE EAST ALONG THE NORTH LINE OF SAID LAND, 51.5 FEET; THENCE SOUTH 31 DEGREES 56'30" EAST 86 FEET; THENCE SOUTH 58 DEGREES 03'30" WEST 66.1 FEET TO THE WESTERLY LINE OF THE SAID CITY OF SEATTLE LAND; THENCE NORTH 21 DEGREES 00'03" WEST ALONG THE WESTERLY LINE OF SAID CITY OF SEATTLE LAND 87.6 FEET TO THE PLACE OF BEGINNING. SITUATED IN SKAGIT COUNTY, WASHINGTON. PARCEL B; THAT PORTION OF GOVERNMENT LOT 1, SECTION 26, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIPE THAT MARKS THE NORTHWEST CORNER OF THE LAND CONVEYED TO THE CITY OF SEATTLE BY DEED DATED APRIL 26, 1920 AND RECORDED AUGUST 6, 1920, IN VOLUME 117 OF DEEDS, PAGE 626, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE EAST ALONG THE NORTH LINE OF SAID LAND 51.5 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 58 DEGREES 03'30" EAST ALONG THE SAME LINE 72.5 FEET, MORE OR LESS, TO THE CITY OF SEATTLE LAND; THENCE SOUTH 31 DEGREES 56'30" EAST 86 FEET, MORE OR LESS, TO THE CITY OF SEATTLE RIGHT OF WAY; THENCE SOUTH 58'03'30" WEST 72.5 FEET ALONG SAID CITY OF SEATTLE RIGHT OF WAY; THENCE NORTH 31 DEGREES 56'30" WEST 86 FEET TO THE 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 7/21/2020

**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: 22
BRANDON PAYNE, Vice President

State of TX, County of Dallas

By: [Signature]
Jessica Lykins, Authorized Signor

On 7/21/2020, before me, **JESSICA DELPIT**, 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 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.

[Signature]
Notary Public: **JESSICA DELPIT**
My Commission Expires : 11/15/2022

