



202008170119

08/17/2020 10:01 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: 38327077
Ref Number: 8501357250

Tax ID: 60090000000039
10/3/2020

Property Address:
1485 W GATEWAY HEIGHTS LOOP
SEDRO WOOLLEY, WA 98284

WA00M-R-ST38327077 8/11/2020 LRP001

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

MIN #: 100045810002185400

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: **SHAWN R SANDERS AND TAMARA D SANDERS, HUSBAND AND WIFE**

Original Trustee: **CHICAGO TITLE COMPANY OF WASHINGTON**

Date of Deed of Trust: **3/12/2018**

Loan Amount: **\$317,728.00**

Recorded in **Skagit County, WA** on: **3/16/2018**, book **N/A**, page **N/A** and instrument number **201803160126**


Property Legal Description:

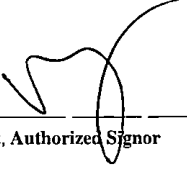
THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF SKAGIT: LOT 39, SAUK MOUNTAIN VIEW ESTATES NORTH - A PLANNED RESIDENTIAL DEVELOPMENT - PHASE IV, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22, 2012 UNDER AUDITOR'S FILE NO. 201203220011, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON. LOT (S): 39 SAUK MOUNTAIN VIEW ESTATES NORTH PH IV TAX ACCOUNT NO.: P131084 / 6009-000-000-0039 APN #: P131084 / 6009-000-000-0039

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 8/12/2020

**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: 
JESSICA LYKINS, Vice President
State of TX, County of Dallas

By: 
Jessica Delpit, Authorized Signor

On 8/12/2020, before me, **AUDREY TRUMBLE**, a Notary Public, personally appeared **JESSICA LYKINS, 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: **AUDREY TRUMBLE**
My Commission Expires : 3/30/2021

