



202008250067

08/25/2020 11:28 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: 38369340

Ref Number: 8501396625

Tax ID: 35053230080200

10/16/2020

Property Address:

25438 MORFORD CT

SEDRO WOOLLEY, WA 98284

WAOM-R-ST38369340 8/19/2020 LRP001

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

MIN #: 100045810002577671

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 LAND TITLE & ESCROW.

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:	TROY M HOFKAMP AND KIMBERLY L HOFKAMP, HUSBAND & WIFE
Original Trustee:	LAND TITLE & ESCROW
Date of Deed of Trust:	6/21/2019
Loan Amount:	\$418,200.00

Recorded in Skagit County, WA on: 6/27/2019, book N/A, page N/A and instrument number 201906270093

Property Legal Description:

PARCEL "A": LOT 1, SHORT CARD PL-06-0108 APPROVED AND RECORDED ON AUGUST 18, 2006 UNDER AUDITOR'S FILE NO. 200608180121, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. PARCEL "B": A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS A PORTION OF LOT 4 DELINEATED AS MORFORD COURT ON THE FACE OF SHORT CARD PL-06-0108 AND BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M. TOGETHER WITH RIGHTS AND EASEMENTS AS DEFINED IN PRIVATE ROADWAY MAINTENANCE DECLARATION RECORDED AUGUST 18, 2006 UNDER AUDITOR'S FILE NO. 200608180122, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. PARCEL "C": AN UNDIVIDED ONE-THIRD INTEREST TO THE FOLLOWING DESCRIBED PARCEL, APPURTENANT TO THE ABOVE DESCRIBED "PARCEL A", AS OUTLINED WITHIN THAT DEED RECORDED DECEMBER 10, 2009, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200912100040: LOT 4, SHORT CARD PL-06-0108 APPROVED AND RECORDED ON AUGUST 18, 2006 UNDER AUDITOR'S FILE NO. 200608180121, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 35 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 **8/19/2020**

**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: 
**RATANAPHONE VILAYLEUTH, Vice
President**

State of TX, County of Dallas

By: 
Jessica Lykins, Authorized Signor

On **8/19/2020**, before me, **JESSICA DELPIT**, a Notary Public, personally appeared **RATANAPHONE VILAYLEUTH, 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.

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

