



202008250070

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: 38364221
Ref Number: 1428682569

Tax ID: 33041620040001
10/13/2020
Property Address:
20450 HEATHER LANE
MOUNT VERNON, WA 982740000
WA0M-R-ST38364221 8/18/2020 LRP001

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

MIN #: 100186300001013240 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 **FIRST AMERICAN TITLE INSURANCE 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: PAUL A MCGUIRE AND JACQUELINE M MCGUIRE, HUSBAND AND WIFE
Original Trustee: FIRST AMERICAN TITLE INSURANCE OF SKAGIT COUNTY
Date of Deed of Trust: 1/14/2011
Loan Amount: \$316,000.00

Recorded in Skagit County, WA on: 1/24/2011, book N/A, page N/A and instrument number 201101240135

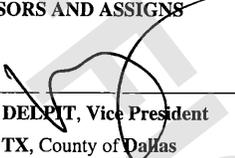
Property Legal Description:

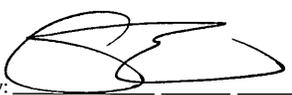
THE LAND REFERRED TO IN THIS REPORT/POLICY IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, AND IS DESCRIBED AS FOLLOWS: THE WEST 488 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., AS MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF SAID NORTHWEST 1/4; EXCEPT THE SOUTH 60 FEET THEREOF CONVEYED TO SKAGIT COUNTY. TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES OVER AND UPON AND UNDER THE EAST 60.00 FEET OF THE WEST 533.00 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AS MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF SAID NORTHWEST 1/4; EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF THE MAIN TRACT HEREIN ABOVE AND ALSO EXCEPT THE SOUTH 60 FEET THEREOF. (SAID TRACT IS ALSO KNOWN AS TRACT A, SHORT PLAT NO. 4-71, APPROVED SEPTEMBER 7, 1971, TOGETHER WITH AN ADDITIONAL 15 FOOL STRIP ADJACENT.)

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **8/18/2020**

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

By: 
Audrey B Trumble, Authorized Signor

On **8/18/2020**, before me, **RATANAPHONE VILAYLEUTH**, a Notary Public, personally appeared **JESSICA DELPIT, 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 **Audrey B Trumble, 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: **RATANAPHONE VILAYLEUTH**
My Commission Expires : **3/6/2024**

