



**202008250072**

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: 38364331

Ref Number: 8501362693

Tax ID: 49480000590000

10/13/2020

Property Address:

**5459 TIMBER RIDGE DR**

**MOUNT VERNON, WA 98273**

WA0M-R-ST38364331 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 #: 100045810002239363

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 INSURANCE COMPANY**.

**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:                      **CASEY K SWIFT, SINGLE MAN**

Original Trustee:           **CHICAGO TITLE INSURANCE COMPANY**

Date of Deed of Trust:      **3/31/2018**

Loan Amount:               **\$357,525.00**

Recorded in **Skagit County, WA** on: **4/9/2018**, book **N/A**, page **N/A** and instrument number **201804090162**

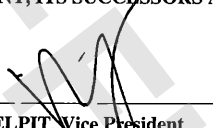
Property Legal Description:

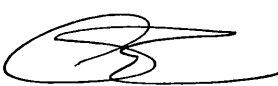
**THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF SKAGIT: LOT 59, PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 2), ACCORDING TO THE PLAT THEREOF RECORDED ON JANUARY 17, 2008 UNDER AUDITOR'S FILE NO. 200801170047, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON LOT(S): LOT 59 SKAGIT HIGHLANDS DIV. 5 PH. 2 APN #: P127161 / 4948-000-059-0000**

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 UMPQUA  
BANK, BENEFICIARY OF THE SECURITY  
INSTRUMENT, ITS SUCCESSORS AND  
ASSIGNS**

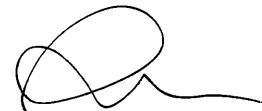
**Nationwide Trustee Services, Inc., A Washington  
Corporation**

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 UMPQUA 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**

