



202009080029

09/08/2020 09:17 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: 38393281  
Ref Number: 8501376597

Tax ID: 41490030070001  
10/23/2020

Property Address:  
521 NELSON ST  
SEDRO WOOLLEY, WA 98284

WA0M-R-ST38393281 8/31/2020 LRP001

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

MIN #: 100045810002378013 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: JAMES M COX AND ERICA R HOWARD-COX, HUSBAND AND WIFE  
Original Trustee: CHICAGO TITLE COMPANY OF WASHINGTON.  
Date of Deed of Trust: 8/10/2018  
Loan Amount: \$137,593.00

Recorded in Skagit County, WA on: 8/10/2018, book N/A, page N/A and instrument number 201808100125

Property Legal Description:  
LOT 5, EXCEPT THE WEST 30 FEET THEREOF, ALL OF LOT 6 AND LOT 7 EXCEPT THE EAST 10 FEET THEREOF, BLOCK 3, PLAT OF THE TOWN OF SEDRO, SKAGIT COUNTY, W. T. AS PER PLAT RECORDED IN VOLUME 1 OF PLATS PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON. LOT(S): 6 AND PTN. 5 AND 7 BLOCK: 3 TOWN OF SEDRO APN# P75281/4149-003-007-0001

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 8/31/2020

**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:   
**BRANDON PAYNE, Vice President**  
State of TX, County of Dallas

By:   
**Jessica Lykins, Authorized Signor**

On 8/31/2020, before me, **RATANAPHONE VILAYLEUTH**, 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.

  
Notary Public: **RATANAPHONE VILAYLEUTH**  
My Commission Expires : 3/6/2024

