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Coppell, TX 75019

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Case Nbr: 38411980

Ref Number: 8501306257

Tax ID: 38850000100101

10/27/2020

Property Address:

20968 BROADWAY STREET

CONWAY, WA 98238

WA00M-R-ST38411980 9/2/2020 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

AUDREY B TRUMBLE

Assistant Secretary

855-369-2410

3001 Hackberry Rd

Irving, TX 75063

MIN #: 100045810001676474

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 **GUARDIAN NORTHWEST 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: **RAYMOND CIENFUEGOS, AN UNMARRIED PERSON**

Original Trustee: **GUARDIAN NORTHWEST TITLE & ESCROW**

Date of Deed of Trust: **11/17/2016**

Loan Amount: **\$226,100.00**

Recorded in **Skagit County, WA** on: 11/18/2016, book **N/A**, page **N/A** and instrument number **201611180067**

Property Legal Description:

THE EAST 98.2 FEET OF THE WEST 198.2 FEET OF TRACT "J" OF "CONWAY ACREAGE, SKAGIT COUNTY, WASHINGTON, 1904", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 45, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON. PTN. TRACT J, CONWAY ACREAGE APN #: P64516 APN #: 3885-000-010-0101

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **9/2/2020**

**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: *22*
BRANDON PAYNE, Vice President
State of TX, County of Dallas

By: *[Signature]*
Jessica Lykins, Authorized Signor

On **9/2/2020**, 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.

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

