



**202009140003**

09/14/2020 08:30 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: 38417338  
Ref Number: 8501417333

Tax ID: 34053130090003  
10/30/2020

Property Address:  
24259 WALKER VALLEY RD  
MOUNT VERNON, WA 98274

WA0M-R-ST38417338 9/8/2020 LRP001

Recording Requested By:  
**UMPQUA BANK**  
Prepared By:  
**TINA K SANDOR-PROVENCHER**  
Assistant Secretary  
855-369-2411  
3002 Hackberry Rd  
Irving, TX 75064

MIN #: 100045810002784442 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: **MICHAEL JAMES PATRICK, AS HIS SEPARATE ESTATE**  
Original Trustee: **CHICAGO TITLE COMPANY OF WASHINGTON.**

Date of Deed of Trust: **9/20/2019**  
Loan Amount: **\$286,000.00**

Recorded in **Skagit County, WA** on: **9/27/2019**, book **N/A**, page **N/A** and instrument number **201909270057**


Property Legal Description:

**LOT 1, SKAGIT COUNTY SHORT PLAT NO. 92-015, APPROVED JUNE 23,1992, AND RECORDED JUNE 23,1992, IN VOLUME 10 OF SHORT PLATS, PAGE 93, UNDER AUDITOR'S FILE NO. 9206230081, RECORDS OF SKAGIT COUNTY; EXCEPT THE SOUTH 60 FEET THEREOF. SITUATED IN SKAGIT COUNTY, WASHINGTON. LOT 1, SKAGIT COUNTY SHORT PLAT NO. 92-015 APN #: P30561/340531-3-009-0003**

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 9/8/2020

**MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC. ("MERS"),  
AS DESIGNATED NOMINEE FOR UMPQUA  
BANK, BENEFICIARY OF THE SECURITY  
INSTRUMENT, ITS SUCCESSORS AND  
ASSIGNS**

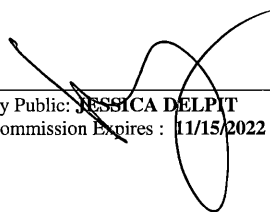
**Nationwide Trustee Services, Inc., A Washington  
Corporation**

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

By:   
**Jessica Lykins, Authorized Signor**

On 9/8/2020, before me, **JESSICA DELPIT**, 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: **JESSICA DELPIT**  
My Commission Expires : **11/15/2022**

