



202009140008

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: 38417326
Ref Number: 8501369622

Tax ID: 35042700080006
10/30/2020

Property Address:
10863 STERLING RD
SEDRO WOOLLEY, WA 98284

WA0M-R-ST38417326 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 #: 100045810002308614 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 **CHICAGOTITLE 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: **EHREN E PHILLIPS, AN UNMARRIED PERSON AND BRYN M HULBERT, AN UNMARRIED PERSON**

Original Trustee: **CHICAGOTITLE COMPANY OF WASHINGTON**

Date of Deed of Trust: **8/3/2018**

Loan Amount: **\$300,600.00**

Recorded in **Skagit County, WA** on: **8/7/2018**, book **N/A**, page **N/A** and instrument number **201808070063**

Property Legal Description:
FOR APN/PARCEL ID (S) : P37719/350427-0-008-0006 AND P37721/350427-4-009-0104 PARCEL A: THAT PORTION OF GOVERNMENT LOT 2, SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS : BEGINNING AT A POINT 528 FEET SOUTH OF THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 2; THENCE SOUTH ALONG THE WEST LINE OF SAID GOVERNMENT LOT 2 A DISTANCE OF 156 FEET; THENCE EAST TO THE WEST BANK OF THE SKAGIT RIVER; THENCE NORTHERLY ALONG SAID WEST BANK OF SAID RIVER TO A POINT DUE EAST OF THE POINT OF BEGINNING; THENCE WEST TO THE POINT OF BEGINNING. SITUATED IN SKAGIT COUNTY, WASHINGTON. PARCEL B; THE NORTH 50 FEET OF THE SOUTH 306 FEET OF THE SOUTH 28 RODS OF THE NORTH 60 RODS OF GOVERNMENT LOT 2, SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN. SITUATED IN SKAGIT COUNTY, WASHINGTON.

