

202009140073
09/14/2020 10:57 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: 38417168
Ref Number: 8501329258

Tax ID: 35042401120002
10/30/2020
Property Address:
305 N CENTRAL AVE
SEDRO WOOLLEY, WA 98284
WA0-R-ST38417168 9/8/2020 LRP001

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

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

UMPQUA BANK, 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 TTILE 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: TAMI R FRYE, AN UNMARRIED WOMAN
Original Trustee: CHICAGO TTILE COMPANY OF WASHINGTON
Date of Deed of Trust: 5/12/2017
Loan Amount: \$262,922.00

Recorded in Skagit County, WA on: 5/17/2017, book N/A, page N/A and instrument number 201705170049

Property Legal Description:
THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 10 FEET EAST AND 915 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE EAST 310 FEET; THENCE NORTH TO THE SOUTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO NELS HODGIN, ELUX, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 442904; THENCE WEST ALONG THE SOUTH LINE OF SAID HODGIN TRACT, 310 FEET TO A POINT 10 FEET EAST OF THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH TO THE POINT OF BEGINNING, EXCEPT THE EAST 206 FEET THEREOF. AND ALSO EXCEPT THE NORTH 24 FEET THEREOF. AND ALSO EXCEPT THE FOLLOWING DESCRIBED PARCEL: THAT PORTION OF NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING 10 FEET EAST AND 972.69 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SUBDIVISION, SAID POINT BEING THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN QUIT CLAIM DEED TO ART SPANSKI AND JUDY SPANSKI, UNDER AUDITOR'S FILE NO. 9512080069; THENCE NORTH 88 DEGREES30'06" EAST ALONG THE NORTH LINE OF A DISTANCE OF 103.81 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 01DEGREES 29'54" WEST ALONG THE EAST LINE OF THAT PARCEL DESCRIBED IN STATUTORY WARRANTY DEED TO ART AND JUDY SPANSKI. UNDER AUDITOR'S FILE NO. 9501040033, A DISTANCE OF 12.00 FEET; THENCE SOUTH 88 DEGREES30'06" WEST, A DISTANCE OF 103.81 FEET TO THE WEST LINE OF SAID SPANSKI PARCEL DESCRIBED IN AUDITOR'S FILE NO. 9501040033; THENCE SOUTH 01DEGREES2 9'54" EAST ALONG SAID WEST LINE, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. EXCEPTING THEREFROM THE PROPERTY DESCRIBED ON THE PARTIAL RECONVEYANCE RECORDED ON JULY 25, 2012 AS AUDITOR'S FILE NO, 201207250090. SITUATED IN SKAGIT COUNTY, WASHINGTON.

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

UMPQUA BANK

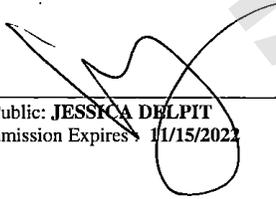
Nationwide Trustee Services, Inc., A Washington Corporation

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 UMPQUA BANK** 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 of his/her/their free act and deed 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**

