

202009170042

09/17/2020 11:19 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: 38160379

Ref Number: 8501259795

Tax ID: 35020110080008

7/27/2020

Property Address:

11769 SAMISH ISLAND RD

BOW, WA 98232

WA0M-R-ST38160379 9/9/2020 LRP001

Recording Requested By:

**UMPQUA BANK**

Prepared By:

**AUDREY B TRUMBLE**

Assistant Secretary

855-369-2410

3001 Hackberry Rd

Irving, TX 75063

MIN #: 100045810001213278

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 AND 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:	SHAWN H RAYMOND AND KIMBERLY M RAYMOND, WHO ALSO APPEARS OF RECORD AS KIM M. RAYMOND AND KIMBERLY RAYMOND, HUSBAND & WIFE
Original Trustee:	GUARDIAN NORTHWEST TITLE AND ESCROW
Date of Deed of Trust:	1/25/2016
Loan Amount:	\$342,233.00

Recorded in Skagit County, WA on: 1/29/2016, book N/A, page N/A and instrument number 201601290079

Property Legal Description:

THAT PORTION OF GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 35 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE COUNTY ROAD AS CONVEYED TO SKAGIT COUNTY BY DEED RECORDED JULY 28, 1932, IN VOLUME 161 OF DEEDS, PAGE 301, AND THE NORTH LINE OF SAID LOT 1; THENCE SOUTHEASTERLY ALONG THE EAST LINE OF SAID ROAD 200 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT 1 TO THE WEST LINE OF THE DIKE RIGHT OF WAY; THENCE NORTHERLY ALONG THE DIKE RIGHT OF WAY TO THE NORTH LINE OF SAID LOT 1; THENCE WEST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. TOGETHER WITH THAT PORTION OF TRACT "B" OF SKAGIT COUNTY SHORT PLAT NO. 93-069, APPROVED NOVEMBER 12, 1993 AND RECORDED DECEMBER 15, 1993, UNDER AUDITOR'S FILE NO. 9312150105, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOTS 1, 2 AND 3 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., LYING EASTERLY OF SAMISH ISLAND ROAD.

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

**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:   
**RATANAPHONE VILAYLEUTH, Vice  
President**

State of TX, County of Dallas

By:   
**Jessica Lykins, Authorized Signor**

On **9/9/2020**, before me, **JESSICA DELPIT**, a Notary Public, personally appeared **RATANAPHONE VILAYLEUTH, 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**

