



202009280089

09/28/2020 08:55 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: 38467535

Ref Number: 8501327336

Tax ID: 47790000170000

11/14/2020

Property Address:

309 LONGTIME LN

SEDRO WOOLLEY, WA 98284

WAQM-R-ST38467535 9/21/2020 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

TINA K SANDOR-PROVENCER

Assistant Secretary

855-369-2411

3002 Hackberry Rd

Irving, TX 75064

MIN #: 100045810001886727

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 **LAND 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:

SHEILA OUDMAN, A SINGLE WOMAN

Original Trustee:

LAND TITLE & ESCROW

Date of Deed of Trust:

7/25/2017

Loan Amount:

\$304,000.00

Recorded in **Skagit County, WA** on: **7/25/2017**, book **N/A**, page **N/A** and instrument number **201707250056**

Property Legal Description:

LOT 17, "PLAT OF ANKNEY HEIGHTS," AS PER PLAT RECORDED ON AUGUST 23, 2001 UNDER AUDITOR'S FILE NO. 200108230090, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON. LOT 17, ANKNEY HEIGHTS APN #: 4779-000-017-0000/P118262

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 9/21/2020

**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: 
NAIMA SMAIR, Vice President

State of TX, County of Dallas

By: 
Jessica Delpit, Authorized Signor

On 9/21/2020, before me, **RATANAPHONE VILAYLEUTH**, a Notary Public, personally appeared **NAIMA SMAIR, 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 Delpit, 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: **RATANAPHONE VILAYLEUTH**
My Commission Expires : 3/6/2024

