



**202010120069**

10/12/2020 09:35 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: 38526445

Ref Number: 8501373957

Tax ID: 35053310010200

11/29/2020

Property Address:

26633 PANORAMA PL

SEDRO WOOLLEY, WA 98284

WA0M-R-ST38526445 10/5/2020 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

AUDREY B TRUMBLE

Assistant Secretary

855-369-2410

3001 Hackberry Rd

Irving, TX 75063

MIN #: 100045810002351820

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:

JEREMY D HELLER, A SINGLE MAN

Original Trustee:

CHICAGO TITLE COMPANY OF WASHINGTON.

Date of Deed of Trust:

7/25/2018

Loan Amount:

\$304,875.00

Recorded in Skagit County, WA on: 7/25/2018, book N/A, page N/A and instrument number  
201807250059

Property Legal Description:

FOR APN/PARCEL ID (S): P40549/350533-1-001-0200 PARCEL A: THAT PORTION OF THE NORTHEAST QUARTER, SECTION 33, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 88 DEGREES 26'49" EAST A DISTANCE OF 728.13 FEET; THENCE SOUTH 00 DEGREES 33'37" WEST A DISTANCE OF 910.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 19'42" EAST A DISTANCE OF 49.71 FEET; THENCE SOUTH 00 DEGREES 33'37" WEST A DISTANCE OF 1,085.15 FEET; THENCE SOUTH 89 DEGREES 25'29" WEST A DISTANCE OF 199.99 FEET; THENCE NORTH 00 DEGREES 33'37" EAST A DISTANCE OF 1,084.81 FEET; THENCE NORTH 89 DEGREES 19'42" EAST A DISTANCE OF 150.29 FEET TO THE TRUE POINT OF BEGINNING; (ALSO KNOWN AS TRACT 33, UNRECORDED SURVEY STEELHEAD BEND OR PANORAMIC PLATEAU). PARCEL B: AN EASEMENT 100 FEET IN WIDTH FOR INGRESS, EGRESS, AND UTILITIES OVER AND ACROSS SECTION 33, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 33; THENCE SOUTH 89 DEGREES 25'29" WEST ALONG THE EAST/WEST CENTERLINE OF SAID SECTION 33 A DISTANCE OF 1,000.00 FEET; THENCE SOUTH 03 DEGREES 00'16" WEST A DISTANCE OF 505 FEET, MORE OR LESS TO A POINT ON THE NORTH LINE OF THE COUNTY ROAD KNOWN AS THE OLD DAY CREEK ROAD, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING OF HEREIN DESCRIBED CENTERLINE; THENCE NORTH 03 DEGREES 00'16" EAST A DISTANCE OF 505 FEET, MORE OR LESS TO THE EAST/WEST CENTERLINE OF SAID SECTION 33; THENCE CONTINUING NORTH 03 DEGREES 00'16" EAST A DISTANCE OF 250.43 FEET; THENCE SOUTH 89 DEGREES 25'29" WEST

PARALLEL WITH SAID EAST/WEST CENTERLINE OF SECTION 33 A DISTANCE OF 420.00 FEET;  
THENCE NORTH 00 DEGREES 33'37" EAST A DISTANCE OF 410.00 FEET; THENCE SOUTH 89  
DEGREES 25'29" WEST PARALLEL WITH SAID EAST/WEST CENTERLINE OF SECTION 33 A  
DISTANCE OF 2,850 FEET TO THE TERMINUS OF HEREIN DESCRIBED CENTERLINE. ALL  
SITUATED IN SKAGIT COUNTY, WASHINGTON.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of  
Reconveyance to be executed on 10/5/2020

**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:     *22*      
**BRANDON PAYNE, Vice President**  
State of TX, County of Dallas

By:     *[Signature]*      
**Jessica Lykins, Authorized Signor**

On 10/5/2020, 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.

    *[Signature]*      
Notary Public: **JESSICA DELPIT**  
My Commission Expires : 11/15/2022

