

202010130042

10/13/2020 11:15 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: 38529186  
Ref Number: 1428542201

Tax ID: 41490120070002  
11/30/2020

Property Address:  
325 BENNETT ST  
SEDRO WOOLLEY, WA 982840000

WA0M-R-ST38529186 10/6/2020 LRP001

Recording Requested By:  
UMPQUA BANK  
Prepared By:  
AUDREY B TRUMBLE  
Assistant Secretary  
855-369-2410  
3001 Hackberry Rd  
Irving, TX 75063

MIN #: 100186300001313640 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 STERLING SAVINGS 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 COMPANY OF SKAGIT COUNTY**.

**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 STERLING SAVINGS BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**

Made By: **JAMES M. COX AND ERICA R. HOWARD-COX, WHO ACQUIRED TITLE AS JAMES M. COX AND ERICA R. HOWARD, HUSBAND AND WIFE**

Original Trustee: **LAND TITLE COMPANY OF SKAGIT COUNTY**

Date of Deed of Trust: **1/9/2012**

Loan Amount: **\$138,750.00**

Recorded in Skagit County, WA on: 1/13/2012, book N/A, page N/A and instrument number 201201130017

Property Legal Description:  
LOT 7, BLOCK 12, "PLAT OF TOWN OF SEDRO," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON TAX ACCOUNT NUMBER (S): 4149-012-007-0002

