



**202010260150**

10/26/2020 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: **38580621**  
Ref Number: **8501277796**

Tax ID: **35031220010300**  
**12/18/2020**  
Property Address:  
**7018 SAMISH HEIGHTS PLACE**  
**BOW, WA 98232**

WA00M-R-ST38580621 10/22/2020 LRP001

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

MIN #: 100045810001392742 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 BENEFICIARY, AS NOMINEE FOR **UMPQUA BANK, 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	<b>MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR UMPQUA BANK, ITS SUCCESSORS AND ASSIGNS</b>
Made By:	<b>SHEILA M. FLUETSCH AND CYNTHIA A. DAVIS, A MARRIED COUPLE</b>
Original Trustee:	<b>LAND TITLE COMPANY OF SKAGIT COUNTY</b>
Date of Deed of Trust:	<b>7/19/2016</b>
Loan Amount:	<b>\$392,000.00</b>

Recorded in **Skagit County, WA** on: **7/27/2016**, book **N/A**, page **N/A** and instrument number **201607270029**

Property Legal Description:

**LOT 3 OF SKAGIT COUNTY SHORT PLAT NO. PL-06-0028, RECORDED SEPTEMBER 29, 2006, UNDER AUDITOR'S FILE NO. 200609290077, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND BEING A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M. TOGETHER WITH EASEMENTS FOR INGRESS, EGRESS AND UTILITIES AS DELINEATED ON THE FACE OF SAID PLAT. ALSO TOGETHER WITH EASEMENTS FOR A WELL AND WATER LINE FROM EXISTING WELL AND A STORM DRAINAGE EASEMENT OVER, UNDER AND ACROSS LOT 2 AS DELINEATED ON THE FACE OF SAID PLAT. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.**


IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **10/22/2020**

**MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC., AS  
BENEFICIARY, AS NOMINEE FOR  
UMPQUA BANK, ITS SUCCESSORS AND  
ASSIGNS**

**Nationwide Trustee Services, Inc., A Washington  
Corporation**

By:   
**BRANDON PAYNE, Vice President**

State of TX, County of Dallas

By:   
**Jessica Lykins, Authorized Signor**

On **10/22/2020**, before me, **JESSICA DELPIT**, a Notary Public, personally appeared **BRANDON PAYNE**, Vice President of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR UMPQUA BANK, 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**

