



**202011050063**

11/05/2020 10:37 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: 38608964

Ref Number: 8501307180

Tax ID: 48020000050000

12/27/2020

Property Address:

1601 N 43RD PLACE

MOUNT VERNON, WA 98273

WA00M-R-ST38608964 10/30/2020 LRP001

Recording Requested By:  
UMPQUA BANK

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

MIN #: 1000458-1000168570-7 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:	GISSELLE Z SERRANO AND EDGAR SERRANO, HUSBAND & WIFE
Original Trustee:	GUARDIAN NORTHWEST TITLE AND ESCROW
Date of Deed of Trust:	11/23/2016
Loan Amount:	\$210,000.00

Recorded in Skagit County, WA on: 11/30/2016, book N/A, page N/A and instrument number 201611300066

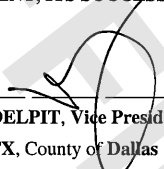
Property Legal Description:


LOT 5, "PLAT OF SPINNAKER COVE", AS PER PLAT RECORDED ON SEPTEMBER 17, 2002 UNDER AUDITOR'S FILE NO. 200209170010, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THE NORTH 2.5 FEET THEREOF.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **10/30/2020**

**MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC. ("MERS"),  
AS DESIGNATED NOMINEE FOR UMPQUA  
BANK, BENEFICIARY OF THE SECURITY  
INSTRUMENT, ITS SUCCESSORS AND  
ASSIGNS**

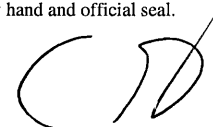
**Nationwide Trustee Services, Inc., A Washington  
Corporation**

By:   
**JESSICA DELPIT, Vice President**  
State of TX, County of Dallas

By:   
**Jessica Lykins, Authorized Signor**

On **10/30/2020**, before me, **Cynthia Gay**, a Notary Public, personally appeared **JESSICA DELPIT, 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: **Cynthia Gay**  
My Commission Expires : **3/6/2024**

