UNOFFICIAL DOCUMENT

202011090101
11/09/2020 10:45 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: **38615775**
Ref Number: **8501360340**

Tax ID: **37370000220008**
12/29/2020
Property Address:
1215 MADISON PARK DR
MOUNT VERNON, WA 98273
WA0M-R-ST38615775 11/4/2020 LRP001

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

MIN #: 100045810002216270 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:	**LOREN C MATHIS AND JANICE MATHIS, HUSBAND AND WIFE**
Original Trustee:	**LAND TITLE & ESCROW**
Date of Deed of Trust:	**2/28/2018**
Loan Amount:	**$212,000.00**

Recorded in **Skagit County, WA** on: **3/6/2018**, book **N/A**, page **N/A** and instrument number **201803060084**

Property Legal Description:
LOT 21, EXCEPT THE EAST 110 FEET THEREOF (AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 21) AND LOT 22, EXCEPT THE WEST 101.14 FEET THEREOF (AS MEASURED ALONG THE NORTH LINE OF SAID LOT 22), ALL IN "MADISON PARK ADDITION, MOUNT VERNON, WASH., 1954," AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 18, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON. PTN LOTS 21 & 22, MADISON PARK ADD. APN #: 3737-000-022 -0008/P53425

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IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **11/4/2020**

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

By: _____
JESSICA DELPIT, Vice President

Nationwide Trustee Services, Inc., A Washington Corporation

By: _____
Jessica Lykins, Authorized Signor

State of **TX**, County of **Dallas**

On **11/4/2020**, before me, **LEWIS WILSON, III**, 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: **LEWIS WILSON, III**
My Commission Expires : **3/6/2024**

NOTARY PUBLIC STATE OF TEXAS
LEWIS WILSON, III
Notary Public, State of Texas
Comm. Expires 03-06-2024
Notary ID 132392944