

After Recording Return to:
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Coppell, TX 75019

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Case Nbr: 38688082

Ref Number: 8501243643

Tax ID: 45910000830002

1/23/2021

Property Address:

1007 S 28TH ST

MOUNT VERNON, WA 98274

WAOM-R-ST38688082 11/30/2020 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

AUDREY B TRUMBLE

Assistant Secretary

855-369-2410

3001 Hackberry Rd

Irving, TX 75063

MIN #: 100045810001051926

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 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., AS BENEFICIARY, AS NOMINEE FOR UMPQUA BANK, ITS SUCCESSORS AND ASSIGNS

Made By: KEIKO JOHNSON, AN UNMARRIED WOMAN.

Original Trustee: GUARDIAN NORTHWEST TITLE AND ESCROW

Date of Deed of Trust: 9/15/2015

Loan Amount: \$176,446.00

Recorded in Skagit County, WA on: 9/18/2015, book N/A, page N/A and instrument number 201509180075

Property Legal Description:

LOT 83, "PARTINGTON PLACE DIVISION 3", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 56 AND 57, RECORDS OF SKAGIT COUNTY, WASHINGTON. LOT 83 PARTINGTON PLACE DIV. 3 APN #: 4591-000-083-0002 (P102236)

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 11/30/2020

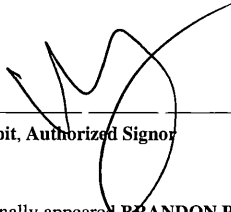
**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR
UMPQUA BANK, ITS SUCCESSORS AND
ASSIGNS**

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

By: 

BRANDON PAYNE, Vice President


State of TX, County of Dallas

By: 

Jessica Delpit, Authorized Signor

On 11/30/2020, before me, Cynthia Gay, 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 Delpit, 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

