



**202012220081**

12/22/2020 09:24 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: **38732314**

Ref Number: **8501266365**

Tax ID: **48270000710000**

**2/9/2021**

Property Address:

**3101 ARBOR ST**

**MOUNT VERNON, WA 98273**

WAQM-R-ST38732314 12/17/2020 LRP001

Recording Requested By:

**UMPQUA BANK**

Prepared By:

**AUDREY B TRUMBLE**

**Assistant Secretary**

**855-369-2410**

**3001 Hackberry Rd**

**Irving, TX 75063**

MIN #: 100045810001278925

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 & 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:

**PATRICIA LEE MORRIS, A SINGLE PERSON**

Original Trustee:

**GUARDIAN NORTHWEST TITLE & ESCROW.**

Date of Deed of Trust:

**2/19/2016**

Loan Amount:

**\$150,400.00**

Recorded in **Skagit County, WA** on: **2/24/2016**, book **N/A**, page **N/A** and instrument number **201602240026**


Property Legal Description:

**LOT 71, ROSEWOOD PUD PHASE 2 DIVISION 1, AS RECORDED DECEMBER 3, 2003 UNDER AUDITOR'S FILE NO. 200312030041, RECORDS OF SKAGIT COUNTY, WASHINGTON. LOT 71, ROSEWOOD PUD PHASE 2, DIV. 1 APN #: 4827-000-071-0000 (P121112)**

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 12/17/2020

**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:   
**BRANDON PAYNE, Vice President**  
State of TX, County of Dallas

By:   
**Jessica Delpit, Authorized Signor**

On 12/17/2020, before me, **Jessica Lynn Lykins**, a Notary Public, personally appeared **BRANDON PAYNE, 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 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, **Jessica Lynn Lykins**  
My Commission Expires : **11/15/2022**

