

**202101040037**01/04/2021 08:48 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: 38756911  
Ref Number: 8501314989

Tax ID: P39275  
2/20/2021  
Property Address:  
25875 MINKLER RD  
SEDRO WOOLLEY, WA 98284  
WA0M-R-ST38756911 12/28/2020 LRP001

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

MIN #: 100045810001763645 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 CHICAGO TITLE COMPANY OF WASHINGTON..

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: DAVID LEE HAFFNER AND MARY LYNNE HAFFNER, HUSBAND  
AND WIFE.  
Original Trustee: CHICAGO TITLE COMPANY OF WASHINGTON.  
Date of Deed of Trust: 2/17/2017  
Loan Amount: \$388,000.00

Recorded in Skagit County, WA on: 2/24/2017, book N/A, page N/A and instrument number  
201702240084


## Property Legal Description:

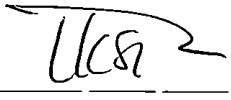
LEGAL DESCRIPTION ORDER NO.: 620029841 FOR APN/PARCEL ID (S): P39279/350517-4-010-0005 AND P39275/350517-4-006-0001 THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, LYING NORTH OF MINKLER ROAD. TOGETHER WITH THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID SUBDIVISION WHICH LIES SOUTH 1 DEGREE 41'02" EAST, A DISTANCE OF 268.57 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE SOUTH 62 DEGREES 06'19" EAST, A DISTANCE OF 195.60 FEET TO THE NORTHERLY LINE OF MINKLER ROAD; THENCE SOUTH 52 DEGREES 14'33" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 210.46 FEET TO THE WEST LINE OF SAID SUBDIVISION; THENCE NORTH 1 DEGREE 41'02" WEST, A DISTANCE OF 220.46 FEET TO THE POINT OF BEGINNING. EXCEPT THE WEST 277.3 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., LYING NORTH OF MINKLER ROAD THEREOF. SITUATED IN SKAGIT COUNTY, WASHINGTON.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 12/28/2020

**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:   
Cynthia Gay, Vice President  
State of TX, County of Dallas

By:   
Tina Kaye Sandor-Provencher, Authorized Signor

On 12/28/2020, before me, JESSICA DELPIT, a Notary Public, personally appeared Cynthia Gay, 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 Tina Kaye Sandor-Provencher, 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

