

202101190134

01/19/2021 10:32 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: 38800938
Ref Number: 8501384208

Tax ID: 36033500100002

3/12/2021

Property Address:
16218 COLONY RD
BOW, WA 98232

WA0M-R-ST38800938 1/14/2021 LRP001

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

MIN #: 100045810002454087

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 SNOHOMISH/SKAGIT.

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: THOMAS J ROORDA AND HEATHER N ROORDA, A MARRIED COUPLE
Original Trustee: CHICAGO TITLE SNOHOMISH/SKAGIT
Date of Deed of Trust: 10/3/2018
Loan Amount: \$300,000.00

Recorded in Skagit County, WA on: 10/15/2018, book N/A, page N/A and instrument number 201810150135

Property Legal Description:
FOR APN/PARCEL ID(S): P48675 THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 0 DEGREES 05' 15" EAST ALONG THE WEST LINE OF SAID SUBDIVISION, 825 FEET; THENCE NORTH 88 DEGREES 38' 32" EAST PARALLEL TO THE SOUTH LINE OF SAID SUBDIVISION 699 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 05' 15" WEST 487.08 FEET TO THE SOUTHWESTERLY LINE (AS BUILT) FOR A 60 FOOT COUNTY ROAD; THENCE SOUTH 41 DEGREES 51' 30" EAST ALONG SAID ROAD 225.11 FEET; THENCE SOUTH 0 DEGREES 0' 15" EAST 315.91 FEET TO A POINT WHICH LIES NORTH 88 DEGREES 38' 32" EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 38' 32" WEST 150 FEET TO THE TWO POINT OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

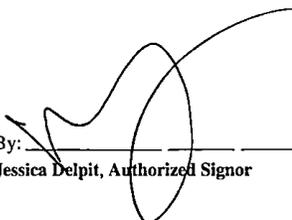
IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 1/14/2021

**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 1/14/2021, before me, Lewis Wilson III, 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: Lewis Wilson III
My Commission Expires : 3/6/2024

