



202101190138

01/19/2021 10:35 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: 38797634
Ref Number: 8501436528

Tax ID: P48117
3/9/2021

Property Address:
16154 TOAD LN
BOW, WA 98232

WA0M-R-ST38797634 1/13/2021 LRP001

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

MIN #: 100045810002974779 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: AMANDA M. GARLAND AND JEFFREY L. GARLAND, WIFE AND HUSBAND
Original Trustee: CHICAGO TITLE COMPANY OF WASHINGTON.
Date of Deed of Trust: 3/4/2020
Loan Amount: \$364,000.00

Recorded in Skagit County, WA on: 3/13/2020, book N/A, page N/A and instrument number 202003130046


Property Legal Description:

FOR APN/PARCEL ID(S): P48117/360323-3-005-1302 AND P48339/360326-2-008-2405 PARCEL A: A TRACT OF LAND IN SECTIONS 23 AND 26, TOWNSHIP 36 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN. DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 23; THENCE NORTH 01 DEGREES 08'34" WEST ALONG THE EASTERLY LINE OF THE SAID WEST HALF, 338.78 FEET; THENCE SOUTH 68 DEGREES 27'16" WEST, 629.32 FEET; THENCE SOUTH 17 DEGREES 55'00E EAST, 428.78 FEET; THENCE NORTH 56 DEGREES 51'56" EAST, 549.56 FEET TO THE POINT OF BEGINNING; (ALSO KNOWN AS LOT 76 OF UNRECORDED SURVEY OF COLONY MOUNTAIN).

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 1/13/2021

**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 1/13/2021, 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**

