



**202101290052**

01/29/2021 10:29 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: 38816339

Ref Number: 1428682460

Tax ID: 37510000200001

3/20/2021

Property Address:

1412 BERNICE ST

MOUNT VERNON, WA 982745123

WA0M-R-ST38816339 1/21/2021 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

AUDREY B TRUMBLE

Assistant Secretary

855-369-2410

3001 Hackberry Rd

Irving, TX 75063

MIN #: 100186300001016557

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 STERLING SAVINGS 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 **FIRST AMERICAN TITLE INSURANCE OF SKAGIT COUNTY**.

**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 STERLING SAVINGS BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**

Made By:

**PAUL A MUGUIRE AND JACQUELINE M MUGUIRE, HUSBAND AND WIFE**

Original Trustee:

**FIRST AMERICAN TITLE INSURANCE OF SKAGIT COUNTY**

Date of Deed of Trust:

**1/14/2011**

Loan Amount:

**\$115,200.00**

Recorded in **Skagit County, WA** on: **1/24/2011**, book **N/A**, page **N/A** and instrument number **201101240133**

Property Legal Description:

**LOT 20, "PATCHEN'S FIRST ADDITION TO MOUNT VERNON", AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 1, RECORDS OF SKAGIT COUNTY, WASHINGTON TAX ACCOUNT NUMBER(S): 3751-000-020-0001**

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 1/21/2021

**MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC. ("MERS"),  
AS DESIGNATED NOMINEE FOR  
STERLING SAVINGS BANK, BENEFICIARY  
OF THE SECURITY INSTRUMENT, ITS  
SUCCESSORS AND ASSIGNS**

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

By: CID  
**Cynthia Gay, Vice President**

State of TX, County of Dallas

By: [Signature]  
**Jessica Delpit, Authorized Signor**

On 1/21/2021, before me, **Lewis Wilson III**, a Notary Public, personally appeared **Cynthia Gay, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR STERLING SAVINGS 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.

[Signature]  
Notary Public: **Lewis Wilson III**  
My Commission Expires : **3/6/2024**

