



202101290056

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: 38826740
Ref Number: 8501461743

Tax ID: 34053130090003
3/22/2021

Property Address:
24259 WALKER VALLEY RD
MOUNT VERNON, WA 98274

WA0M-R-ST38826740 1/25/2021 LRP001

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

MIN #: 100045810003222152 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: MICHAEL JAMES PATRICK, AS HIS SEPARATE ESTATE.

Original Trustee: CHICAGO TITLE COMPANY OF WASHINGTON.

Date of Deed of Trust: 8/13/2020

Loan Amount: \$290,400.00

Recorded in Skagit County, WA on: 8/28/2020, book N/A, page N/A and instrument number 202008280198


Property Legal Description:


FOR APN/PAREEL ID(S): P30561/340531-3-009-0003 LOT 1, SKAGIT COUNTY SHORT PLAT NO. 92-015, APPROVED JUNE 23, 1992, RECORDED JUNE 23, 1992, IN VOLUME 10 OF SHORT PLATS, PAGE 93, UNDER AUDITOR'S FILE NO. 9206230081, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M. EXCEPT THE SOUTH 60 FEET THEREOF. 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 1/25/2021

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

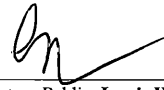
Nationwide Trustee Services, Inc., A Washington Corporation

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

By: 
Jessica Lykins, Authorized Signor

On 1/25/2021, 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 Lykins, 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**

