UNOFFICIAL DOCUMENT

202101290057
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: **38822900**
Ref Number: **8501279083**

Tax ID: **45330000410009**
3/21/2021
Property Address:
4215 MONTGOMERY PLACE
MOUNT VERNON, WA 98274
WA0M-R-ST38822900 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 #: 100045810001405593 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 C PRUTZMAN AND PATRICIA A PRUTZMAN, A MARRIED COUPLE**
Original Trustee:	**CHICAGO TITLE COMPANY OF WASHINGTON**
Date of Deed of Trust:	**6/18/2016**
Loan Amount:	**$340,000.00**

Recorded in **Skagit County**, **WA** on: **6/20/2016**, book **N/A**, page **N/A** and instrument number **201606200201**

Property Legal Description:
LOT 41, PARK CREST, DIVISION I, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS, PAGES 128 AND 129, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON. LOT(S): 41 PARK CREST DIV. 1 APN #: P83969/4533-000-041-0009

UNOFFICIAL DOCUMENT

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

By: _____
BRANDON PAYNE, Vice President

Nationwide Trustee Services, Inc., A Washington Corporation

By: _____
Jessica Lykins, Authorized Signor

State of **TX**, County of **Dallas**

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**

NOTARY PUBLIC STATE OF TEXAS
LEWIS WILSON, III
Notary Public, State of Texas
Comm. Expires 03-06-2024
Notary ID 132392944