

202102010117

02/01/2021 09:23 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: 38822804

Ref Number: 8501354020

Tax ID: 36041310010105

3/21/2021

Property Address:

1969 STATE RT 9

SEDRO WOOLLEY, WA 98284

WA0M-R-ST38822804 1/27/2021 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

AUDREY B TRUMBLE

Assistant Secretary

855-369-2410

3001 Hackberry Rd

Irving, TX 75063

MIN #: 100045810002153150

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 BENEFICIARY, AS NOMINEE FOR UMPQUA BANK., 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 INSURANCE COMPANY..

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., AS BENEFICIARY, AS NOMINEE FOR UMPQUA BANK., ITS SUCCESSORS AND ASSIGNS

Made By: MICHAEL ALEXANDER MCIVER AND AMY JOHANNA BOETTCHER, HUSBAND AND WFE

Original Trustee: CHICAGO TITLE INSURANCE COMPANY.

Date of Deed of Trust: 1/2/2018

Loan Amount: \$390,000.00

Recorded in Skagit County, WA on: 1/8/2018, book N/A, page N/A and instrument number 201801080067

Property Legal Description:

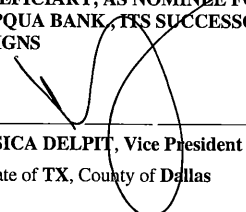
FOR APN/PARCEL ID(S): P50897/360507-0-008-0008, P49250/360413-1-001-0105, P50905/360507-0-011-0003, P50955/360518-0-001-0101 AND P50988/360518-2-001-0008 PARCEL A: THAT PORTION OF GOVERNMENT LOT 4 LYING EAST OF THE EAST RIGHT OF WAY LINE OF STATE ROAD AND THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER LYING WESTERLY OF THE WESTERLY LINE OF THE BURLINGTON NORTHERN RAILWAY RIGHT OF WAY, ALL IN SECTION 7, TOWNSHIP 36 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN; EXCEPT THAT PORTION LYING NORTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID RAILROAD RIGHT OF WAY AND THE CENTER LINE OF MILL CREEK; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID CREEK TO THE EASTERLY FINE OF THE SAMISH RIVER; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID RIVER, A DISTANCE OF 200 FEET; THENCE NORTHWESTERLY TO A POINT ON THE EASTERLY LINE OF THE STATE ROAD WHICH LIES 400 FEET SOUTHWESTERLY OF THE NORTH LINE OF GOVERNMENT LOT 4 OF SAID SECTION 7, WHEN MEASURED ALONG THE EASTERLY LINE OF SAID ROAD, SAID POINT BEING THE TERMINUS OF THIS FINE DESCRIPTION. SITUATED IN SKAGIT COUNTY, WASHINGTON PARCEL B: GOVERNMENT LOT 1 AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN; EXCEPT THAT PORTION LYING EAST OF THE RIGHT OF WAY OF THE NORTHERN PACIFIC RAILWAY COMPANY AS DESCRIBED IN INSTRUMENT RECORDED VOLUME 92 OF DEEDS, PAGE 242, UNDER AUDITOR'S FILE NO. 97075, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND EXCEPT THAT PORTION THEREOF LYING WEST OF THE WEST FINE OF SAID NORTHERN PACIFIC RAILWAY COMPANY RIGHT OF WAY AND SOUTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN;

THENCE SOUTH 19 DEGREES 20' 44" WEST, A DISTANCE OF 765.42 FEET TO A POINT ON THE EAST LINE OF SECONDARY STATE HIGHWAY 1A AND THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE SOUTH 74 DEGREES 32' 46" EAST, A DISTANCE OF 1,129.59 FEET, MORE OR LESS, TO THE WEST LINE OF SAID NORTHERN PACIFIC RAILWAY COMPANY RIGHT OF WAY AND THE TERMINUS OF THIS LINE DESCRIPTION; AND ALSO EXCEPT ROAD, SITUATED IN SKAGIT COUNTY, WASHINGTON PARCEL C: THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN; EXCEPT THAT PORTION THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER AUDITORS FILE NO. 177637, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND EXCEPT THE FOLLOWING TRACTS 1 AND 2: THAT PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13, LYING WEST OF THE EAST RIGHT OF WAY LINE OF SECONDARY STATE HIGHWAY NO. 1-A. THAT PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 18, LYING EASTERLY OF THE EAST RIGHT OF WAY LINE OF SECONDARY STATE HIGHWAY NO. 1-A AND SOUTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 19 DEGREES 20' 44" WEST, A DISTANCE OF 765.42 FEET, TO A POINT ON THE EAST LINE OF SECONDARY STATE HIGHWAY 1-A AND THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE SOUTH 74 DEGREES 32' 46" EAST, A DISTANCE OF 1,129.59 FEET, MORE OR LESS, TO THE WEST LINE OF THE NORTHERN PACIFIC RAILROAD RIGHT OF WAY AND THE TERMINUS OF THIS LINE DESCRIPTION. SITUATED IN SKAGIT COUNTY, WASHINGTON

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 1/27/2021

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR
UMPQUA BANK, ITS SUCCESSORS AND
ASSIGNS**


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

By: 
JESSICA DELPIT, Vice President
State of TX, County of Dallas

By: 
Jessica Lykins, Authorized Signor

On 1/27/2021, before me, **Lewis Wilson III**, a Notary Public, personally appeared **JESSICA DELPIT, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR UMPQUA BANK, 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**

