

202102010119

02/01/2021 09:23 AM Pages: 1 of 2 Fees: \$122.50  
Skagit County Auditor

After Recording Return to:  
CoreLogic  
Lien Release, P.O. Box 9232  
Coppell, TX 75019

This space for Recorder's use



Case Nbr: 38831510

Ref Number: 1200400018

Tax ID: P62286 & 3867-000-005-083  
3/23/2021

Property Address:

11035 GUNDERSEN LN  
BURLINGTON, WA 982338711

WA00M-R-ST 38831510 1/27/2021 LRP001

Recording Requested By:  
Sun West Mortgage Company, Inc  
Prepared By:  
AUDREY B TRUMBLE  
Assistant Secretary  
855-369-2410  
3001 Hackberry Rd  
Irving, TX 75063

MIN #: 101457100000072928

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 ACCELERATE MORTGAGE, LLC., 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 FIDELITY NATIONAL TITLE INC..

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 ACCELERATE MORTGAGE, LLC., ITS SUCCESSORS AND ASSIGNS
Made By:	ROBERT BRADFORD JR AND KARIN H. BRADFORD,, HUSBAND AND WIFE
Original Trustee:	FIDELITY NATIONAL TITLE INC.
Date of Deed of Trust:	3/18/2020
Loan Amount:	\$307,792.00

Recorded in Skagit County, WA on: 3/24/2020, book N/A, page N/A and instrument number 202003240002

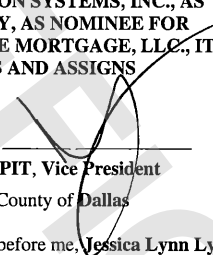
#### Property Legal Description:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS: THAT PORTION OF TRACT 5, "PLAT OF THE BURLINGTON ACREAGE PROPERTY". AS PER PLAT RECORDED IN VOLUME L OF PLATS. PAGE 49. RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 116 DEGREES 52'30A EAST 310.6 FEET FROM THE 1/4 CORNER BETWEEN SECTIONS 28 AND 33 OF TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.; THENCE SOUTH 0 DEGREES 31' EAST 118.6 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 0431' EAST WO FEET; THENCE NORTH 89 DEGREES 29' EAST 93.2 FEET, MORE OR LESS, TO THE WEST LINE OF THAT CERTAIN TRACT CONVEYED TO GARTH NICHOLL AND GRACE M. NICHOLL, HUSBAND AND WIFE, BY DEED RECORDED AUGUST 9, 1956. UNDER AUDITOR'S FILE. NO. 538475; THENCE NORTH ALONG THE WEST LINE OF SAID NICHOLL TRACT 100 FEET; THENCE SOUTH 89 DEGREES 29' WEST 96.0 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. PARCEL ID: P62286 AND 38674300-0054803 COMMONLY KNOWN AS 11035 GUNDERSEN LO. BURLINGTON, WA 98233 HOWEVER, BY SHOWING THIS ADDRESS NO ADDITIONAL COVERAGE IS PROVIDED

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  
ACCELERATE MORTGAGE, LLC., ITS  
SUCCESSORS AND ASSIGNS**

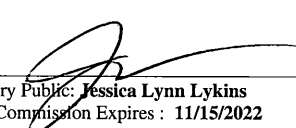
**Nationwide Trustee Services, Inc., A Washington  
Corporation**

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

By:   
**Tina K. Sandor-Provencher, Vice President**

On **1/27/2021**, before me, **Jessica Lynn Lykins**, a Notary Public, personally appeared **JESSICA DELPIT, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR ACCELERATE MORTGAGE, LLC., ITS SUCCESSORS AND ASSIGNS** and **Tina K. Sandor-Provencher, Vice President 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: **Jessica Lynn Lykins**  
My Commission Expires : **11/15/2022**

