



202102040067

02/04/2021 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: 38840589  
Ref Number: 8501305152

Tax ID: 39740000010005  
3/27/2021

Property Address:

14016 ERVINE RD  
ANACORTES, WA 98221

WA0M-R-ST38840589 1/28/2021 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

AUDREY B TRUMBLE

Assistant Secretary

855-369-2410

3001 Hackberry Rd

Irving, TX 75063

MIN #: 100045810001665444

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 GUARDIAN NORTHWEST TITLE & ESCROW.

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:	DONALD L SICKLESTEEL AND JANET A SICKLESTEEL, TRUSTEES OF THE DONALD L SICKLESTEEL AND JANET A SICKLESTEEL REVOCABLE LIVING TRUST, DATED MARCH 19, 1992
Original Trustee:	GUARDIAN NORTHWEST TITLE & ESCROW
Date of Deed of Trust:	12/12/2016
Loan Amount:	\$139,000.00

Recorded in Skagit County, WA on: 12/21/2016, book N/A, page N/A and instrument number 201612210045

#### Property Legal Description:


THE LAND REFERRED TO IN THIS REPORT/POLICY IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, AND IS DESCRIBED AS FOLLOWS: PARCEL "A": TRACT I OF SKAGIT COUNTY SHORT PLAT NO. 14-85, APPROVED JUNE 5, 1985, AND RECORDED JANUARY 6, 1996, IN VOLUME 7 OF SHORT PLATS, PAGE 63, UNDER AUDITOR'S FILE NO. 8601060028, AND BEING A PORTION OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 1 EAST W. M. TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES OVER, ALONG, UNDER AND ACROSS A 60-FOOT STRIP OF LAND LYING 30 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT THE NORTHEAST CORNER OF TRACT 'A', "PLAT OF RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 3, PLATE NO. I", AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGES 19 AND 20, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID NORTHEAST CORNER BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 376; THENCE SOUTH 81 DEGREES 19' EAST, A DISTANCE OF 44.92 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD TO THE POINT OF BEGINNING OF THIS CENTERLINE; THENCE SOUTH 35 DEGREES 44' 01' WES; A DISTANCE OF 147.02 FEET; THENCE SOUTH 62 DEGREES 14' 11" WEST, A DISTANCE OF 140.14 FEET; THENCE SOUTH 45 DEGREES 33' 26" WEST, A DISTANCE OF 168.52 FEET; THENCE SOUTH 42 DEGREES 09' 56" WEN, A DISTANCE OF 167.71 FEET; THENCE SOUTH 69 DEGREES 00' 48" WEST, A DISTANCE OF 161.45 FEET THENCE SOUTH 60 DEGREES 59' 48" WEST, A DISTANCE OF 83.00 FEET; THENCE SOUTH 11 DEGREES 12' 18" WEST, A DISTANCE OF 220.00 FEET, MORE OR LESS, TO A POINT ON A PROPERTY LINE DESCRIBED AS FOLLOWS:

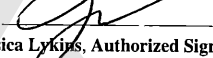
COMMENCING AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 1, SECTION 15, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M.; THENCE NORTH 00 DEGREES 56' 38" WEST, A DISTANCE OF 682.49 FEET ALONG THE EAST LINE OF GOVERNMENT LOT 1, TO THE POINT OF BEGINNING OF SAID PROPERTY LINE; THENCE NORTH 88 DEGREES 58' 47" WEST PARALLEL TO THE SOUTH LINE OF SAID GOVERNMENT LOT 1, TO THE INTERSECTION OF SAID EASEMENT CENTERLINE, EXCEPT THAT PORTION OF SAID EASEMENT LYING WITHIN THE MAIN TRACT ABOVE DESCRIBED. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. PARCEL "B": TRACT "A", "PLAT OF RANCHO SAN JUAN DEL MAR, SUBDIVISION NO 3. PLATE 1," AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGES 19 AND 20, RECORDS OF SKAGIT COUNTY, WASHINGTON. 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 1/28/2021

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

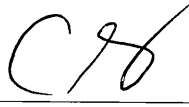
**Nationwide Trustee Services, Inc., A Washington  
Corporation**

By:   
**SABRINA WICKLINE, Vice President**  
State of TX, County of Dallas

By:   
**Jessica Lykins, Authorized Signor**

On 1/28/2021, before me, Cynthia Gay, a Notary Public, personally appeared **SABRINA WICKLINE, 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: **Cynthia Gay**  
My Commission Expires : **3/6/2024**

