



202102080097

02/08/2021 10:30 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: 38845347
Ref Number: 8501319649

Tax ID: 34030240020500
3/28/2021

Property Address:
16754 FRAZIER LN
BURLINGTON, WA 98233

WA0M-R-ST38845347 2/1/2021 LRP001

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

MIN #: 100045810001810032 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 INSURANCE 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: **HEATHER SOMERS AND KEVIN SOMERS, WIFE AND HUSBAND**
Original Trustee: **CHICAGO TITLE INSURANCE COMPANY OF WASHINGTON**

Date of Deed of Trust: **3/22/2017**

Loan Amount: **\$227,050.00**

Recorded in Skagit County, WA on: 3/24/2017, book N/A, page N/A and instrument number 201703240146

Property Legal Description:
FOR APN/PARCEL ID(S): P21052/340302-4-002-0500 AND P105234/340302-4-002-2302 PARCEL "A": TRACT "B" OF SHORT PLAT NO. 23-85, APPROVED SEPTEMBER 19, 1985, FILED SEPTEMBER 20, 1985, UNDER AUDITORS FILE NO. 8509200002, IN VOLUME 7 OF SHORT PLATS, PAGE 44, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M. EXCEPT THEREFROM: (A) THAT PORTION LYING SOUTHERLY OF THE SOUTHWESTERLY PROJECTION OF THE FOLLOWING DESCRIBED LINER BEGINNING AT A POINT ON THE EAST LINE OF TRACT "A" OF SAID SHORT PLAT WHICH IS 12 FEET NORTH OF THE SOUTHEAST CORNER OF SAID TRACT "A" AS MEASURED ALONG THE EAST LINE THEREOF; THENCE SOUTHWESTERLY TO THE SOUTHWEST CORNER OF SAID TRACT "A". ALSO EXCEPT: (B) BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE SOUTHWESTERLY ALONG THE PROJECTION OF THE ABOVE DESCRIBED LINE TO A POINT 10 FEET WEST OF THE EAST LINE OF SAID TRACT "B"; THENCE NORTHWESTERLY TO THE MOST NORTHERLY CORNER OF SAID TRACT "B"; THENCE SOUTHERLY ALONG THE NORTHEASTERLY LINE OF SAID TRACT "B" TO THE POINT OF BEGINNING. TOGETHER WITH THE NORTHWESTERLY ONE FOOT OF THAT PORTION OF SAID PREMISES LYING WITHIN A ONE FOOT STRIP CONTIGUOUS TO AND SOUTHERLY OF THE LINE DESCRIBED IN SUB-PARAGRAPH (A) ABOVE AND ITS SOUTHWESTERLY PROJECTION. ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR UTILITY PURPOSES OVER AND ACROSS THAT PORTION OF SAID TRACTS "A" AND "B", AND OVER AND ACROSS TRACT 1 OF SHORT PLAT NO. 74-80, APPROVED JUNE 19, 1980 AND RECORDED UNDER AUDITOR'S FILE NO. 8006190030, IN VOLUME 4 OF SHORT PLAT, PAGE 121, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING NORTHERLY OF A

LINE 10 FEET SOUTH OF AND PARALLEL TO THE ONE DESCRIBED IN SUBPARAGRAPH (A) ABOVE AND ITS SOUTHWESTERLY PROJECTION. ALSO TOGETHER WITH NON-EXCLUSIVE RIGHTS OF INGRESS, EGRESS AND UTILITIES OVER AND ACROSS TRACT "E" OF SAID SHORT PLAT. INCLUDING A 60X28 1998 MODULINE MANUFACTURED HOME, SERIAL NO. 117665, TITLE OF WHICH HAS BEEN ELIMINATED. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. PARCEL W: AN UNDIVIDED 25% INTEREST IN TRACT "E" OF SHORT PLAT NO. 23-85, APPROVED SEPTEMBER 19, 1985, FILED SEPTEMBER 20, 1985, UNDER AUDITOR'S FILE NO. 8509200002, IN VOLUME 7 OF SHORT PLATS, PAGE 44, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.; EXCEPT THE FIVE FOLLOWING DESCRIBED PORTIONS THEREOF; (1) THE SOUTHEASTERLY 5 FEET OF THE NORTHEASTERLY 198 FEET THEREOF; (2) THE NORTHWESTERLY 5 FEET OF THE SOUTHEASTERLY 10 FEET OF THE NORTHEASTERLY 259.46 FEET THEREOF; (3) THE NORTHWESTERLY 5 FEET OF THE SOUTHEASTERLY 15 FEET OF THE NORTHEASTERLY 259.46 FEET THEREOF; (4) THAT CERTAIN 5 FOOT WIDE STRIP OF LAND LYING BETWEEN THE SOUTHWESTERLY EXTENSIONS OF THE NORTHWESTERLY AND SOUTHWESTERLY LINES OF EXCEPTION 3 HEREINABOVE; (5) THAT CERTAIN 5 FOOT WIDE STRIP OF LAND THE CENTERLINE OF WHICH RUNS BETWEEN THE MID-POINT ON THE SOUTHWESTERLY LINE OF EXCEPTION 2 HEREINABOVE AND THE EASTERLY MOST CORNER OF TRACT "D" OF SAID SHORT PLAT SITUATE IN THE COUNTY OF SKAGIT, SLATE OF WASHINGTON.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 2/1/2021

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), Nationwide Trustee Services, Inc., A Washington Corporation
AS DESIGNATED NOMINEE FOR UMPQUA BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

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

By: 
Jessica Lykins, Authorized Signor

On 2/1/2021, before me, **Lewis Wilson III**, 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: **Lewis Wilson III**
My Commission Expires : **3/6/2024**

