

202102160077  
02/16/2021 09:11 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: 38863142  
Ref Number: 8501471927

Tax ID: 34043002830302  
4/3/2021

Property Address:  
1812 WALTER ST  
MOUNT VERNON, WA 98273-5256

WA00M-R-ST38863142 2/8/2021 LRP001

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

MIN #: 100045810003323042

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 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., AS BENEFICIARY, AS NOMINEE FOR UMPQUA BANK., ITS SUCCESSORS AND ASSIGNS  
Made By: DONALD W LAGERWEY AND JOANNE C LAGERWEY, HUSBAND AND WIFE  
Original Trustee: CHICAGO TITLE COMPANY OF WASHINGTON  
Date of Deed of Trust: 10/16/2020  
Loan Amount: \$308,000.00

Recorded in Skagit County, WA on: 10/21/2020, book N/A, page N/A and instrument number 202010210182

Property Legal Description:

FOR APN/PARCEL ID(S): P105745/340430-0-283-0302 LOT B, SHORT PLAT NO. MV-4-94, APPROVED AUGUST 16, 1994, RECORDED AUGUST 16, 1994 IN BOOK 11 OF SHORT PLATS, PAGE 99, UNDER AUDITOR'S FILE NO. 9408160070 AND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 114 OF SECTION 30, TOWNSHIP 34, RANGE 4 EAST, W. M. 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 **2/8/2021**

**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 M DELPIT, Vice President**

State of TX, County of Dallas

By: \_\_\_\_\_

**Jessica Lykins, Authorized Signor**

On **2/8/2021**, before me, **Sabrina Wickline**, a Notary Public, personally appeared **JESSICA M 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: **Sabrina Wickline**  
My Commission Expires : **5/15/2024**

