

202103010177  
03/01/2021 10:37 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: 38900112  
Ref Number: 8501277670

Tax ID: 36042530060000  
4/20/2021

Property Address:  
4750 BLANK ROAD  
SEDRO WOOLLEY, WA 98284

WA0M-R-ST38900112 2/23/2021 LRP001

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

MIN #: 100045810001391488 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 AND 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: LOUIS JOHN AURIEMMA SR, AS TRUSTEE OF LOUIS AURIEMMA REVOCABLE TRUST DATED APRIL 9, 1996.

Original Trustee: GUARDIAN NORTHWEST TITLE AND ESCROW

Date of Deed of Trust: 7/12/2016

Loan Amount: \$204,100.00

Recorded in Skagit County, WA on: 7/18/2016, book N/A, page N/A and instrument number 201607180177

Property Legal Description:

LOT 3 OF SKAGIT COUNTY SHORT PLAT NO. 94-007, APPROVED JUNE 7, 1994 AND RECORDED JUNE 21, 1994 UNDER AUDITOR'S FILE NO. 9406210061, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTH 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 4 EAST., W.M.. SECTION 25, TOWNSHIP 36 NORTH, RANGE 4 EAST; PTN. 5 1/2 (AKA LOT 3, SP #94-007) APN 360425-3-006-0000 (P109268) APN 360425-3-006-0100 (P117344)

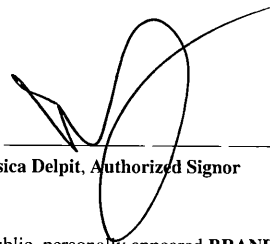
IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 2/23/2021

**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:   
\_\_\_\_\_

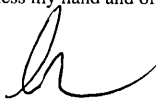
**BRANDON K PAYNE, Vice President**  
State of TX, County of Dallas

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

**Jessica Delpit, Authorized Signor**

On 2/23/2021, before me, **Lewis Wilson III**, a Notary Public, personally appeared **BRANDON K PAYNE, 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 Delpit, 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

