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03/19/2021 11:41 AM Pages: 1 of 2 Fees: \$122.50
Skagit County Auditor

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Coppell, TX 75019

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Case Nbr: **38934749**

Ref Number: **8501282717**

Tax ID: **46340000340003**

5/7/2021

Property Address:

425 S 38TH PLACE

MOUNT VERNON, WA 98274

WA0M-R-ST38934749 3/15/2021 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

AUDREY B TRUMBLE

Assistant Secretary

855-369-2410

3001 Hackberry Rd

Irving, TX 75063

MIN #: 100045810001441721

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 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:

BROCH FUGATE AND KATHERINE FUGATE, HUSBAND & WIFE

Original Trustee:

CHICAGO TITLE COMPANY OF WASHINGTON.

Date of Deed of Trust:

6/25/2016

Loan Amount:

\$315,000.00

Recorded in **Skagit County, WA** on: **7/5/2016**, book **N/A**, page **N/A** and instrument number **201607050128**

Property Legal Description:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF SKAGIT: LOT 34, PARK RIDGE DIVISION II, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 15 OF PLATS, PAGES 187 AND 188, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON LOT (S): 34 PARK RIDGE DIV II APN #: P105917/4634-000-034-0003

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 3/15/2021

**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: 
**RATANAPHONE M VILAYLUETH, Vice
President**

By: 
Lewis Wilson III, Vice President

State of TX, County of Dallas

On 3/15/2021, before me, EMMA VOGEL, a Notary Public, personally appeared RATANAPHONE M VILAYLUETH, 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 Lewis Wilson III, 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: EMMA VOGEL
My Commission Expires : 12/22/2024

