

202103230056
03/23/2021 10:55 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: 38922739
Ref Number: 8501355770

Tax ID: 34050630280007
4/27/2021
Property Address:
12817 E LAKE DR
SEDRO WOOLLEY, WA 98284
WA0M-R-ST38922739 3/17/2021 LRP001

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

MIN #: 1000458-1000217064-2 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: RANDOLPH L ELDE AND REBECCA D ELDE, HUSBAND AND WIFE
Original Trustee: CHICAGO TITLE COMPANY OF WASHINGTON
Date of Deed of Trust: 1/9/2018
Loan Amount: \$460,000.00

Recorded in Skagit County, WA on: 1/16/2018, book N/A, page N/A and instrument number 201801160172

Property Legal Description:

FOR APN/PARCEL ID(S): P30120 / 340506-3-028-0007 PARCEL A: THAT PORTION OF GOVERNMENT LOT 8, SECTION 6, TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 8; THENCE SOUTH 00 DEGREES 39' 55" EAST ALONG THE EAST LINE OF SAID GOVERNMENT LOT 8, A DISTANCE OF 287.39 FEET; THENCE NORTH 89 DEGREES 49' 36" WEST, A DISTANCE OF 313.62 FEET; THENCE NORTH 1 DEGREES 25' 44" WEST, A DISTANCE OF 150.87 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 80.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7 DEGREES 06' 00", AND AN ARC DISTANCE OF 9.91 FEET; THENCE NORTH 8 DEGREES 31' 45" EAST, A DISTANCE OF 59.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 80.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81 DEGREES 17' 44", AND AN ARC DISTANCE OF 113.51 FEET TO A POINT ON THE NORTH LINE OF SAID GOVERNMENT LOT 8; THENCE SOUTH 89 DEGREES 49' 29" EAST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 8, A DISTANCE OF 402.59 FEET TO THE POINT OF BEGINNING. (ALSO KNOWN AS PARCEL B OF RECORD OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 201011300075, RECORDS OF SKAGIT COUNTY, WASHINGTON). SITUATED IN SKAGIT COUNTY, WASHINGTON. PARCEL B: AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND THROUGH A TWENTY (20) FOOT STRIP, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL CONVEYED TO SKAGIT COUNTY BY RIGHT OF WAY DEED AS RECORDED UNDER AF# 9812310113, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 30 DEGREES 25' 34" EAST ALONG THE

SOUTHERLY EXTENSION OF THE WEST LINE OF SAID PARCEL, A DISTANCE OF 11.62 FEET TO THE POINT OF BEGINNING OF THIS CENTERLINE DESCRIPTION; THENCE SOUTH 89 DEGREES 49' 29" EAST PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 8, A DISTANCE OF 224.45 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81 DEGREES 17' 44", AND AN ARC DISTANCE OF 99.32 FEET; THENCE SOUTH 8 DEGREES 31' 45" EAST, A DISTANCE OF 59.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7 DEGREES 06' 00", AND AN ARC DISTANCE OF 8.67 FEET; THENCE SOUTH 1 DEGREES 25' 44" EAST, A DISTANCE OF 150.59 FEET TO A POINT ON THE WESTERLY PROLONGATION OF THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL B AND THE TERMINAL POINT OF THIS CENTERLINE DESCRIPTION. SITUATED IN SKAGIT COUNTY, WASHINGTON.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 3/17/2021

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 3/17/2021, 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

