

**202103240061**03/24/2021 10:38 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: **38934785**Ref Number: **8501445518**Tax ID: **60090000000017****5/7/2021**

Property Address:

1527 E GATEWAY HEIGHTS LP
SEDRO WOOLLEY, WA 98284

WA0M-R-ST38934785 3/18/2021 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

AUDREY B TRUMBLE**Assistant Secretary****855-369-2410****3001 Hackberry Rd****Irving, TX 75063**

MIN #: 100045810003061766

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 **FIDELITY NATIONAL TITLE**.

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: **KEN WILMS, MARRIED MAN**Original Trustee: **FIDELITY NATIONAL TITLE**Date of Deed of Trust: **5/8/2020**Loan Amount: **\$288,000.00**

Recorded in **Skagit County, WA** on: **5/18/2020**, book **N/A**, page **N/A** and instrument number
202005180160

Property Legal Description:


THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS: LOT 17, SAUK MOUNTAIN VIEW ESTATES NORTH-A PLANNED RESIDENTIAL DEVELOPMENT-PHASE IV, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22, 2012 UNDER AUDITOR'S FILE NO. 201203220011, RECORDS OF SKAGIT COUNTY, WASHINGTON SITUATE IN THE COUNTY OF ISLAND, STATE OF WASHINGTON. 17 SAUK MOUNTAIN VIEW ESTATES NORTH PRO PH IV APN #: P131062

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 3/18/2021

**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**

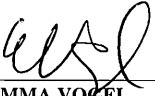
By: 
**RATANAPHONE M VILAYLUETH, Vice
President**

By: 
Lewis Wilson III, Vice President

State of TX, County of Dallas

On 3/18/2021, 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**

