

**202103260051**03/26/2021 10:30 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: 38925144

Ref Number: 8501262162

Tax ID: 40270000130006

5/1/2021

Property Address:

13361 TEAK LANE

MOUNT VERNON, WA 98273

WAQM-R-ST38925144 3/22/2021 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

AUDREY B TRUMBLE

Assistant Secretary

855-369-2410

3001 Hackberry Rd

Irving, TX 75063

MIN #: 100045810001236915

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: LINCOLN T. ALDRIDGE AND HEIDI A. ALDRIDGE, HUSBAND AND
WIFE

Original Trustee: GUARDIAN NORTHWEST TITLE AND ESCROW.

Date of Deed of Trust: 1/25/2016

Loan Amount: \$344,000.00

Recorded in Skagit County, WA on: 1/29/2016, book N/A, page N/A and instrument number
201601290047

Property Legal Description:

LOT 13, "PLAT OF SUNSET ADDITION TO CLEAR LAKE, SKAGIT COUNTY, WASH.",
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 38,
RECORDS OF SKAGIT COUNTY, WASHINGTON; EXCEPTING THEREFROM THE FOLLOWING
DESCRIBED PROPERTY KNOWN AS TRACTS A AND B; TRACT "A"; BEGINNING AT A POINT
70.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 13; THENCE NORTH 89
DEGREES 39'52" EAST, PARALLEL WITH THE NORTH BOUNDARY OF SAID LOT 13, A
DISTANCE OF 70.00 FEET; THENCE NORTH 74 DEGREES 35'35" EAST, A DISTANCE OF 269.21
FEET TO THE NORTH BOUNDARY OF SAID LOT 13; THENCE SOUTH 89 DEGREES 39'52" WEST
ALONG SAID NORTH BOUNDARY OF SAID LOT 13, A DISTANCE OF 330.00 FEET TO THE SAID
NORTHWEST CORNER OF SAID LOT 13; THENCE SOUTH ALONG THE WEST BOUNDARY OF
SAID LOT 13, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING AND THE END OF
TRACT A. TRACT "B" : BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 13; THENCE
NORTH 89 DEGREES 39'52" EAST ALONG THE NORTH BOUNDARY OF SAID LOT 13, A
DISTANCE OF 493.21 FEET AND THE THE POINT OF BEGINNING OF TRACT B; THENCE SOUTH
31 DEGREES 56'35" EAST, A DISTANCE OF 43.44 FEET; THENCE SOUTH 88 DEGREES 18'20"
EAST, A DISTANCE OF 378.71 FEET TO THE EASTERLY BOUNDARY OF SAID LOT 13; THENCE
NORTH 06 DEGREES 01' 16" WEST ALONG SAID EASTERLY BOUNDARY OF LOT 13, A
DISTANCE OF 50.67 FEET TO THE NORTHEAST COMER OF SAID LOT 13; THENCE SOUTH 89
DEGREES 39'52" WEST ALONG THE NORTH BOUNDARY OF SAID LOT 13, A DISTANCE OF
396.22 FEET TO THE TRUE POINT OF BEGINNING AND THE END OF TRACT B. TOGETHER
WITH THAT PORTION OF LOT 12, DESCRIBED AS TRACT C, "PLAT OF SUNSET ADDITION TO


CLEAR LAKE, SKAGIT COUNTY, WASH.", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 38, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 12; THENCE NORTH 89 DEGREES 39'52" EAST ALONG THE SOUTH BOUNDARY OF SAID LOT 12, A DISTANCE OF 330.00 FEET AND THE THE POINT OF BEGINNING OF TRACT C; THENCE NORTH 74 DEGREES 35'35" EAST, A DISTANCE OF 107.68 FEET; THENCE NORTH 89 DEGREES 39'52" EAST PARALLEL WITH SAID SOUTH BOUNDARY OF SAID LOT 12, A DISTANCE OF 42.00 FEET; THENCE SOUTH 31 DEGREES 56'35" EAST, A DISTANCE OF 32.88 FEET TO THE SAID SOUTH BOUNDARY OF SAID LOT 12; THENCE SOUTH 89 DEGREES 39'52" WEST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 163.21 FEET TO THE TRUE POINT OF BEGINNING AND THE END OF TRACT C. 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 3/22/2021

**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 3/22/2021, before me, TOSHA FREEMAN, 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: **TOSHA FREEMAN**
My Commission Expires : 11/25/2024

