

202104060041
04/08/2021 10:47 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: 38970406
Ref Number: 8501395417

Tax ID: 41440230090200
5/25/2021

Property Address:
23315 PRINGLE ST
MOUNT VERNON, WA 98273

WA0M-R-ST38970406 4/1/2021 LRP001

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

MIN #: 100045810002565601

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..

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: REBECCA GOODELL, A MARRIED WOMAN AS HER SEPARATE PROPERTY.
Original Trustee: CHICAGO TITLE.
Date of Deed of Trust: 4/24/2019
Loan Amount: \$290,000.00

Recorded in Skagit County, WA on: 4/29/2019, book N/A, page N/A and instrument number 201904290132

Property Legal Description:

FOR APN/PARCEL ID (S): P127657/4144-023-009-0200 THOSE PORTIONS OF LOTS 4, 5, 6 AND 7, BLOCK 23 AND VACATED BIRCH AVENUE OF THE PLAT OF WEST ADDITION CLEAR LAKE, WASHINGTON AS RECORDED IN VOLUME 4 OF PLATS, PAGE 32, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF PRINGLE STREET WITH THE CENTERLINE OF VACATED BIRCH AVENUE; THENCE NORTH 00DEGREES10'23" EAST ALONG THE CENTERLINE OF VACATED BIRCH AVENUE, A DISTANCE OF 188.08 FEET TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF THE SOUTH 15.00 FEET OF SAID LOTS 6 AND 7; THENCE SOUTH 89'46'43" EAST ALONG THE NORTH LINE OF THE SOUTH 15.00 FEET OF SAID LOTS 6 AND 7, A DISTANCE OF 251.13 FEET; THENCE SOUTH 00DEGREES20' 14" WEST, A DISTANCE OF 187.73 FEET TO THE NORTH LINE OF PRINGLE STREET; THENCE NORTH 89 DEGREES 51' 31" WEST ALONG THE NORTH LINE OF PRINGLE STREET, A DISTANCE OF 250.59 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND THROUGH A PORTION OF LOTS 3, 4, 7 AND 8 IN BLOCK 23 OF SAID PLAT OF WEST ADDITION CLEAR LAKE, WASHINGTON, DESCRIBED AS FOLLOWS : BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 89 DEGREE 51 '31" EAST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 0.95 FEET; THENCE NORTH 00 DEGREES 20'14" EAST, A DISTANCE OF 142.78 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89 DEGREES 53'03", AND AN ARC DISTANCE OF 54.91 FEET; THENCE NORTH 00 DEGREE 13'17" EAST, A DISTANCE OF 20.00 FEET TO THE NORTH LINE OF THE SOUTH 25.00 FEET OF SAID


LOT 8; THENCE NORTH 89 DEGREES 46'43" WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 8 AND SAID LOT 7, A DISTANCE OF 90.00 FEET; THENCE SOUTH 00 DEGREE 13' 17" WEST, A DISTANCE OF 20.00 FEET TO A NOW TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 35.00 FEET; THENCE SOUTHEAST ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREE 06'57" AND AN ARC DISTANCE OF 55.05 FEET; THENCE SOUTH 00 DEGREES 20'14" WEST, A DISTANCE OF 142.67 FEET TO THE NORTH LINE OF PRINGLE STREET; THENCE SOUTH 89 DEGREES 51'31" WEST ALONG THE NORTH LINE OF PRINGLE STREET, A DISTANCE OF 19.05 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. (ALSO KNOWN AS LOT B OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200710300026, RECORDS OF SKAGIT COUNTY, WASHINGTON). SITUATED IN SKAGIT COUNTY, WASHINGTON.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 4/1/2021

**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 4/1/2021, 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

