



202104120072

04/12/2021 09:55 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: 38978688
Ref Number: 8501403206

Tax ID: 36043240030807
5/30/2021

Property Address:
19956 PARKRIDGE LN
SEDRO WOOLLEY, WA 98284

WA0M-R-ST38978688 4/5/2021 LRP001

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

MIN #: 100045810002643291 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: ROBIN L PETERS, A SINGLE WOMAN
Original Trustee: CHICAGO TITLE COMPANY OF WASHINGTON.

Date of Deed of Trust: 6/4/2019
Loan Amount: \$352,500.00

Recorded in Skagit County, WA on: 6/10/2019, book N/A, page N/A and instrument number 201906100120

Property Legal Description:
FOR APN/PARCEL ID(S): P50523/360432-4-003-0807 PARCEL A: TRACT 8 OF SKAGIT COUNTY SHORT PLAT NO. 518-81, AS APPROVED JULY 6, 1981, AND RECORDED JULY 7, 1981, IN VOLUME 5 OF SHORT PLATS, PAGES 91 THROUGH 93, UNDER AUDITOR'S FILE NO. 8107070003, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN. SITUATED IN SKAGIT COUNTY, WASHINGTON. PARCEL B: AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS CERTAIN ROADWAYS SHOWN AS TRACT A ON THE FACE OF SAID SKAGIT COUNTY SHORT PLAT NO. 518-81 AND AS SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 8109140012, 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 **4/5/2021**

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: 
TINA K SANDOR-PROVENCHE, Vice President

By: 
Lewis Wilson III, Vice President

State of TX, County of Dallas

On **4/5/2021**, before me, **TOSHA FREEMAN**, a Notary Public, personally appeared **TINA K SANDOR-PROVENCHE**, 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**

