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Case Nbr: 39059040

Ref Number: 8501222999

Tax ID: 40850000190009

7/18/2021

Property Address:

1203 S SPRUCE ST

BURLINGTON, WA 98233

WA0M-R-ST39059040 E 5/25/2021 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

AUDREY B TRUMBLE

Assistant Secretary

855-369-2410

3001 Hackberry Rd

Irving, TX 75063

MIN #: 100045810000844339

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 **LAND TITLE COMPANY OF SKAGIT COUNTY.**

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: **MELISSA D BAHR, A SINGLE WOMAN, WHO ACQUIRED TITLE AS MELISSA D. MYERS, AS HER SEPARATE PROPERTY.**

Original Trustee: **LAND TITLE COMPANY OF SKAGIT COUNTY.**

Date of Deed of Trust: **3/24/2015**

Loan Amount: **\$190,000.00**

Recorded in **Skagit County, WA** on: **3/31/2015**, book **N/A**, page **N/A** and instrument number **201503310027**

Property Legal Description:


LOT 19, "GILKEY'S ADDITION TO BURLINGTON," AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 29, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON. LOT 19, GILKEY'S ADD. TO BURLINGTON. APN#: 4085-000-019-0009

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **5/25/2021**

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: 
Sabrina Wickline, Vice President

State of TX, County of Dallas

On **5/25/2021**, 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 **Sabrina Wickline, 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**

