

After Recording Return to:

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Case Nbr: 39063365

Ref Number: 8501427804

Tax ID: 35041230020201

7/20/2021

Property Address:

23144 UNION SQUARE RD
SEDRO WOOLLEY, WA 98284

WA0M-R-ST39063365 E 5/28/2021 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

AUDREY B TRUMBLE

Assistant Secretary

855-369-2410

3001 Hackberry Rd

Irving, TX 75063

MIN #: 100045810002889027

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: TIMOTHY E CLIFFTON AND ALAUNA L CLIFFTON, HUSBAND AND
WIFE.

Original Trustee: CHICAGO TITLE COMPANY OF WASHINGTON

Date of Deed of Trust: 12/21/2019

Loan Amount: \$268,620.00

Recorded in Skagit County, WA on: 12/30/2019, book N/A, page N/A and instrument number 201912300117

Property Legal Description:


LOT 2, SHORT PLAT NO. 9-90, APPROVED APRIL 2,1990, RECORDED APRIL 3,1990 IN BOOK 9 OF SHORT PLATS. PAGE 218, UNDER AUDITOR'S FILE NO. 9004030002, AND BEING A PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 4 EAST, W. M. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. LT. 2, SKAGIT COUNTY SHORT PLAT NO. 9-90 APN # : P36301/350412-3-002-0201

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **5/28/2021**

**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: 
Jessica Delpit, Authorized Signor

State of **TX**, County of **Dallas**

On **5/28/2021**, 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 **Jessica Delpit, Authorized Signor 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**

