

After Recording Return to:

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Coppell, TX 75019

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Case Nbr: 39075978

Ref Number: 8501441180

Tax ID: 38990000210600

7/31/2021

Property Address:

9932 FRUITDALE RD

SEDRO WOOLLEY, WA 98284

WA0M-R-ST39075978 E 6/8/2021 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

AUDREY B TRUMBLE

Assistant Secretary

855-369-2410

3001 Hackberry Rd

Irving, TX 75063

MIN #: 1000458-1000301944-2 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:

MARIE A PIAZZA, AN UNMARRIED WOMAN, AS HER SEPARATE
ESTATE

Original Trustee:

CHICAGO TITLE COMPANY OF WASHINGTON

Date of Deed of Trust:

4/23/2020

Loan Amount:

\$471,800.00

Recorded in Skagit County, WA on: 4/29/2020, book N/A, page N/A and instrument number
202004290079

Property Legal Description:


FOR APN/PARCEL ID(S): P123071/3899-000-021-0600 LOT 2, SKAGIT COUNTY SHORT PLAT NO. PL04-0764, RECORDED MAY 26, 2005, UNDER AUDITOR'S FILE NO. 200505260116, RECORDS OF SKAGIT COUNTY, WASHINGTON, APPROVED MAY 17, 2005; BEING A PORTION OF LOTS 18-21, DEITER'S ACREAGE SKAGIT CO., WASH., ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 53, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WITHIN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN. 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 **6/8/2021**

**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 **6/8/2021**, before me, **Cynthia Gay**, 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: **Cynthia Gay**
My Commission Expires : **3/6/2024**

