

After Recording Return to:

**CoreLogic**  
**P.O. Box 9232**  
**Coppell, TX 75019**

This space for Recorder's use



Case Nbr: 39185209

Ref Number: 8501228678

Tax ID: 463000000035004

10/5/2021

Property Address:

919 PRESIDIO PL

SEDRO WOOLLEY, WA 98284

WA0M-R-ST39185209 E 8/17/2021 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

AUDREY B TRUMBLE

Assistant Secretary

855-369-2410

3001 Hackberry Rd

Irving, TX 75063

MIN #: 100045810000902004

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 GUARDIAN NORTHWEST TITLE & ESCROW.

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:

RUBY J KNAPP, A SINGLE PERSON

Original Trustee:

GUARDIAN NORTHWEST TITLE &amp; ESCROW

Date of Deed of Trust:

4/20/2015

Loan Amount:

\$169,000.00

Recorded in Skagit County, WA on: 4/29/2015, book N/A, page N/A and instrument number  
201504290056

Property Legal Description:

LOT 35, "PLAT OF SUMMER MEADOWS, "AS PER PLAT RECORDED IN VOLUME 15 OF PLATS,  
PAGES 176 THROUGH 178, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON. LOT 35,  
SUMMER MEADOWS APN #: 4630-000-035-0004 (P107019)

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **8/17/2021**

**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**

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

By:   
**Sabrina Wickline, Vice President**

On **8/17/2021**, 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 **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: **Cynthia Gay**  
My Commission Expires : **3/6/2024**

