

After Recording Return to:

CoreLogic  
P.O. Box 9232  
Coppell, TX 75019

This space for Recorder's use



Case Nbr: 39280438

Ref Number: 8501410166

Tax ID: 38670000150405

12/11/2021

Property Address:

604 GARDNER RD

BURLINGTON, WA 98233

WA0M-R-ST39280438 E 10/20/2021 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

AUDREY B TRUMBLE

Assistant Secretary

855-369-2410

3001 Hackberry Rd

Irving, TX 75063

MIN #: 100045810002712831

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:

TRACY BLAINE CANIDA AND THERESA D CANIDA, A MARRIED COUPLE.

Original Trustee:

CHICAGO TITLE COMPANY OF WASHINGTON.

Date of Deed of Trust:

8/22/2019

Loan Amount:

\$389,131.00

Recorded in Skagit County, WA on: 8/23/2019, book N/A, page N/A and instrument number 201908230099

Property Legal Description:


604 GARDNER ROAD, BURLINGTON, WA 98233 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF SKAGIT, STATE OF WASHINGTON AND IS DESCRIBED AS FOLLOWS: PARCEL "A": THAT PORTION OF THE WEST 1/2 OF TRACT 15, "PLAT OF THE BURLINGTON ACREAGE PROPERTY, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND OF THE ROADWAY AS VACATED DECEMBER 13, 1960, UNDER SKAGIT COUNTY COMMISSIONERS FILE NO. 10541, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 15; THENCE SOUTH 89DEGREES 45'15" WEST ALONG THE SOUTH LINE OF SAID TRACT 15 PROJECTED, 35.02 FEET TO THE EAST LINE OF THE PRESENT GARDNER ROAD; THENCE NORTH 0 DEGREES 46 WEST ALONG SAID ROAD 300 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 46 WEST 128.54 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY 222.45 FEET TO THE NORTHWEST CORNER OF LOT 15, OF "SPARRS REPLAT IN TRACTS 13 & 15, BURLINGTON ACREAGE PROPERTY", AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 0 DEGREES 46' EAST 227.79 FEET TO THE SOUTHEAST CORNER OF A TRACT CONVEYED TO DALE VAGUE AND JOAN VAGUE BY DEED RECORDED JUNE 21, 1965, UNDER AUDITOR'S FILE NO. 667841; THENCE SOUTH 89 DEGREES 45'15" WEST 200 FEET TO THE POINT OF BEGINNING. EXCEPT THEREFROM THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE NORTHWEST CORNER OF LOT 15 OF SAID "SPARR'S REPLAT IN TRACTS 13 & 15, BURLINGTON ACREAGE

PROPERTY; THENCE SOUTH 0 DEGREES 46' EAST ALONG THE WEST LINE OF SAID LOT. A DISTANCE OF 108 FEET; THENCE SOUTH 89 DEGREES 14 WEST 18 FEET; THENCE NORTH 7 DEGREES 25'39 WEST 94.28 FEET TO THE SOUTHERLY LINE OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY; THENCE NORTH 63 DEGREES 15'45 WEST ALONG SAID RIGHT OF WAY 33 FEET TO THE POINT OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. PARCEL B"; THAT PORTION OF LOT 15, "SPARRS REPLAT IN TRACTS 13 & 15, BURLINGTON ACREAGE PROPERTY, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 15; THENCE NORTH 0 DEGREES 46' WEST ALONG THE WEST LINE OF SAID LOT 15, 50.51 FEET; THENCE NORTH 89'14' EAST 17.96 FEET TO A POINT OF CURVATURE HAVING A RADIUS POINT BEARING SOUTH 51 DEGREES 37" WEST A DISTANCE OF 80.00 FEET; THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID CURVE AN ARC DISTANCE OF 54.86 FEET TO THE TRUE POINT OF BEGINNING. 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 **10/20/2021**

**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:   
**STEPHANIE D DORSEY, Vice President**  
State of **TX**, County of **Dallas**

By:   
**Sabrina Wickline, Vice President**

On **10/20/2021**, before me, **EMMA VOGEL**, a Notary Public, personally appeared **STEPHANIE D DORSEY, 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**  
TX - Signor1 and Trustee Signor (MERS)

