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Case Nbr: 39316739

Ref Number: 8501468932

Tax ID: 35091910210012

12/27/2021

Property Address:

48929 CONCRETE SAUK VALLEY

CONCRETE, WA 98237

WA0M-R-ST39316739 E 11/2/2021 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

TINA K SANDOR-PROVENCHER

Assistant Secretary

855-369-2411

3002 Hackberry Rd

Irving, TX 75064

MIN #: 100045810003293435

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: MARC A NEUY, A SINGLE MAN

Original Trustee: CHICAGO TITLE COMPANY OF WASHINGTON.

Date of Deed of Trust: 9/29/2020

Loan Amount: \$288,500.00

Recorded in Skagit County, WA on: 9/30/2020, book N/A, page N/A and instrument number 202009300143

Property Legal Description:

FOR APN/PARCEL ID(S): P44514 / 350919-1-021-0012 THOSE PORTIONS OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: I. BEGINNING AT THE INTERSECTION OF THE CENTER OF HOOPER CREEK AND THE NORTH MARGIN OF THE COUNTY ROAD AS SAID CREEK AND ROAD EXISTED ON APRIL 10,1958 (SAID ROAD HAVING BEEN CONDEMNED BY SKAGIT COUNTY IN SUPERIOR COURT CAUSE NO. 21057, BY DECREE ENTERED ON MAY 19,1952); THENCE WEST ALONG THE SAID COUNTY ROAD, 300 FEET; THENCE NORTH 175 FEET; THENCE EAST 225 FEET, MORE OR LESS, TO THE CENTER OF SAID HOOPER CREEK AS IT SO EXISTED. THENCE SOUTH ALONG THE CENTER OF SAID HOOPER CREEK TO THE PLACE OF BEGINNING. EXCEPT THAT PORTION THEREOF, IF ANY, LYING EASTERLY OF THE CENTERLINE OF HOOPER CREEK AS IT EXISTED ON JUNE 13,1941. II. THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN LYING SOUTHERLY AND EASTERLY OF A LINE DESCRIBED AS FOLLOWS; BEGINNING AT THE INTERSECTION OF THE CENTER OF HOOPER CREEK AND THE NORTH MARGIN OF THE COUNTY ROAD AS CREEK AND ROAD EXISTED ON APRIL 10,1958; THENCE WEST ALONG SAID ROAD 300.00 FEET TO A POINT DESIGNATED AS POINT "B"; THENCE NORTH 175.00 FEET; THENCE EAST 225.00 FEET, MORE OR LESS, TO THE CENTER OF HOOPER CREEK AS IT EXISTED ON JUNE 13,1942, SAID POINT DESIGNATED AS POINT "A"; THENCE BEGINNING AT POINT "B"; THENCE ALONG SAID NORTH MARGIN OF COUNTY ROAD ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5,770.00 FEET THROUGH A CENTRAL ANGLE OF 00 DEGREES 19'10" AND A RADIUS POINT WHICH BEARS SOUTH 13 DEGREES 35'36" EAST FROM THE LAST

DESCRIBED POINT, (POINT "B"); THENCE ALONG SAID CURVE TO AN INTERSECTION WITH AN EXISTING FENCE SAID POINT BEARING NORTH 33 DEGREES 06'00" WEST, A DISTANCE OF 1.078.98 FEET FROM THE EAST QUARTER COMER OF SAID SECTION 19, BEING THE BEGINNING POINT OF THE HEREIN DESCRIBED LINE; THENCE ALONG SAID FENCE THE FOLLOWING FOUR COURSES AND DISTANCES; THENCE NORTH 12 DEGREES 11'40" WEST, A DISTANCE OF 170.11 FEET; THENCE NORTH 69 DEGREES 28'49" EAST, A DISTANCE OF 95.21 FEET; THENCE SOUTH 20 DEGREES 52'50" EAST, A DISTANCE OF 15.36 FEET; THENCE SOUTH 77 DEGREES 24'31" EAST, A DISTANCE OF 17.15 FEET; THENCE SOUTH 88 DEGREES 42'47" EAST, A DISTANCE OF 137.00 FEET TO THE CENTERLINE OF SAID HOOPER CREEK AS IT EXISTED ON JUNE 13,1942; THENCE ALONG THE CENTERLINE THEREOF TO POINT "A" AS DESCRIBED WITHIN THIS DESCRIPTION AND THE TERMINUS OF SAID LINE. III. BEGINNING AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO MELVIN D. AND MARY PAT RAWLINGS IN STATUTORY WARRANTY DEED FILED UNDER AUDITOR'S FILE NO. 9211040083, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID CORNER ALSO BEING THE SOUTHEAST CORNER ON THE NORTH RIGHT OF WAY LINE OF THE SAUK VALLEY ROAD AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN VOLUME 17 OF SURVEYS, PAGE 22, UNDER AUDITOR'S FILE NO. 9505170013, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 01 DEGREES 04'32" EAST ALONG THE WEST LINE OF SAID RAWLINGS TRACT AS SHOWN ON SAID SURVEY 175.00 FEET; THENCE SOUTH 87 DEGREES 38'15" EAST ALONG THE NORTH LINE OF SAID RAWLINGS TRACT AS SHOWN ON SAID SURVEY 122.74 FEET TO AN EXISTING REBAR AND CAP; THENCE CONTINUING SOUTH 87 DEGREES 38'15" EAST, 101.39 FEET, MORE OR LESS, TO THE CENTERLINE OF HOOPER CREEK; THENCE NORTH 33 DEGREES 08'34" WEST ALONG SAID CENTERLINE 51.39 FEET; THENCE NORTH 56 DEGREES 01'49" WEST ALONG SAID CENTERLINE 16.16 FEET; THENCE SOUTH 81 DEGREES 07'17" WEST 62.32 FEET TO A POINT ON THE NORTH SIDE OF A 26" DIAMETER DOUGLAS FIR; THENCE CONTINUING SOUTH 81 DEGREES 01'17" WEST 83.84 FEET TO THE NORTHWEST FACE OF A 4X4 POST AT THE EAST END OF AN EXISTING WOOD FENCE; THENCE ALONG SAID FENCE SOUTH 70 DEGREES 36'37" WEST 100.35 FEET TO THE SOUTHWEST SIDE OF AN EXISTING POWER POLE; THENCE SOUTH 09 DEGREES 13'37" EAST ON A LINE THAT HITS THE WEST SIDE OF AN EXISTING POWER POLE A DISTANCE OF 165.35 FEET TO THE NORTH RIGHT OF WAY LINE OF SAUK VALLEY ROAD; THENCE EASTERLY ALONG SAID NORTH RIGHT OF WAY LINE THROUGH A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 5,770.00 FEET A DISTANCE OF 26.36 FEET THROUGH A CENTRAL ANGLE OF 0°15'42" TO THE 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 11/2/2021

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: 
AUDREY B TRUMBLE, Vice President
State of TX, County of Dallas

By: 
Lewis Wilson III, Vice President

On 11/2/2021, before me, Cynthia Gay, a Notary Public, personally appeared AUDREY B TRUMBLE, 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
TX - Signor1 and Trustee Signor (MERS)

