

After Recording Return to:

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Coppell, TX 75019

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Case Nbr: 39328896

Ref Number: 8501437207

Tax ID: 38670000160305

1/4/2022

Property Address:

603 GARDNER RD

BURLINGTON, WA 98233

WA0M-R-ST39328896 E 11/15/2021 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

NAIMA SMAIR

Assistant Secretary

855-369-2410

3001 Hackberry Rd

Irving, TX 75063

MIN #: 1000458-1000298150-1

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:

DEREK E. CROUTER AND SARAH G. CROUTER, HUSBAND AND WIFE

Original Trustee:

CHICAGO TITLE COMPANY OF WASHINGTON

Date of Deed of Trust:

3/23/2020

Loan Amount:

\$312,000.00

Recorded in Skagit County, WA on: 3/27/2020, book N/A, page N/A and instrument number 202003270027

Property Legal Description:

TRACT A OF SKAGIT COUNTY SHORT PLAT NO. 28-77, APPROVED JUNE 12, 1977 AND RECORDED JUNE 14, 1977 UNDER AUDITOR'S FILE NO. 858325 IN BOOK 2 OF SHORT PLATS, PAGE 71, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF TRACT 16 OF PLAT OF BURLINGTON ACREAGE PROPERTY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. TRCT A, SKAGIT COUNTY SHORT PLAT NO. 28-77 BNG POR TRCT 16, PLAT OF BURLINGTON ACREAGE PROPERTY APN#: P62381 /3867-000-016-0305

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **11/15/2021**

**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: 
Cynthia Gay, Vice President

On **11/15/2021**, before me, **EMMA VOGEL**, 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 **Cynthia Gay, 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)

