



202112130042

12/13/2021 09:38 AM Pages: 1 of 2 Fees: \$222.50
Skagit County Auditor

After Recording Return to:
CoreLogic
P.O. Box 9232
Coppell, TX 75019

This space for Recorder's use



Case Nbr: 39354168
Ref Number: 8501471742

Tax ID: 4183000080003
1/25/2022

Property Address:
17452 PULL AND BE DAMNED R
LA CONNER, WA 98257

WA0M-R-ST39354168 12/6/2021 LRP001

Recording Requested By:
UMPQUA BANK
Prepared By:
AUDREY B TRUMBLE
Assistant Secretary
855-369-2410
3001 Hackberry Rd
Irving, TX 75063

MIN #: 100045810003321236 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: **IVAN LIM, AS HIS SEPARATE ESTATE**

Original Trustee: **CHICAGO TITLE COMPANY OF WASHINGTON**

Date of Deed of Trust: **10/16/2020**

Loan Amount: **\$419,500.00**

Recorded in **Skagit County, WA** on: **10/28/2020**, book N/A, page N/A and instrument number **202010280092**

Property Legal Description:
LOT 8, "REPLAT OF LOTS 1,2, 3 AND 4, BLOCK 5. WAGNER'S HOPE ISLAND ADDITION", AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGE 7, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. LOT(S): 8 WAGNERS HOPE ISLAND ADD RP APN<: P77685M183-000-008-0003

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 12/6/2021

**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: RS
RONALD K SHERMAN JR., Vice President
State of TX, County of Dallas

By: CG
Cynthia Gay, Vice President

On 12/6/2021, before me, **Lewis Wilson III**, a Notary Public, personally appeared **RONALD K SHERMAN JR., 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.

[Signature]
Notary Public: **Lewis Wilson III**
My Commission Expires : **3/6/2024**
TX - Signor1 and Trustee Signor (MERS)

