

After Recording Return to:

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

This space for Recorder's use



Case Nbr: 39398317

Ref Number: 8501474045

Tax ID: 34031520030200

2/28/2022

Property Address:

15312 STATE ROUTE 536

MOUNT VERNON, WA 98273-8168

WA0M-R-ST39398317 E 1/5/2022 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

AUDREY B TRUMBLE

Assistant Secretary

855-369-2410

3001 Hackberry Rd

Irving, TX 75063

MIN #: 100045810003344022

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 CHOCAGO 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:

WAYNE ELLIS AND MARIA ELLIS. HUSBAND AND WIFE.

Original Trustee:

CHOCAGO TITLE COMPANY OF WASHINGTON

Date of Deed of Trust:

12/2/2020

Loan Amount:

\$301,000.00

Recorded in Skagit County, WA on: 12/8/2020, book N/A, page N/A and instrument number 202012080019

Property Legal Description:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 . LESS THE EAST 100 FEET OF THE NORTH 218 FEET THEREOF, OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., SKAGIT COUNTY, WASHINGTON. EXCEPT THE NORTH 30 FEET THEREOF AS CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY QUIT CLAIM DEED DATED OCTOBER 15, 1894 AND RECORDED NOVEMBER 1, 1895, UNDER AUDITOR'S FILE NO. 20609 IN VOLUME 30 OF DEEDS, PAGE 199, RECORDS OF SKAGIT COUNTY. ALSO EXCEPT FOR RIGHT-OF-WAY CONDEMNED BY DRAINAGE DISTRICT #19 ON DECEMBER 4, 1922. 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 **1/5/2022**

**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:   
**OLIVIA M WILLIAMS-GALLOWAY, Vice  
President**

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

By:   
**EMMA F VOGEL, Agent and Attorney in Fact  
through Power of Attorney**

On **1/5/2022**, before me, **Cynthia Gay**, a Notary Public, personally appeared **OLIVIA M WILLIAMS-GALLOWAY, 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 **EMMA F VOGEL, Agent and Attorney in Fact through Power of Attorney 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)

