

202202140071
02/14/2022 09:22 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: 39419339
Ref Number: 1428524696

Tax ID: 34042011030008
3/20/2022

Property Address:
229- 303 N LAVENTURE RD
MOUNT VERNON, WA 98273

WA0M-R-ST39419339 2/2/2022 LRP001

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

MIN #: 100186300001195724 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 STERLING SAVINGS 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 GUARDIAN NORTHWEST TITLE.

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 STERLING SAVINGS BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

Made By: SHERRY L. WOODS, AN UNMARRIED INDIVIDUAL AND TODD SIMONSON, A MARRIED MAN AS HIS SEPARATE ESTATE

Original Trustee: GUARDIAN NORTHWEST TITLE

Date of Deed of Trust: 10/12/2011

Loan Amount: \$180,000.00

Recorded in Skagit County, WA on: 10/18/2011, book N/A, page N/A and instrument number 201110180209

Property Legal Description:
SECTION 20, TOWNSHIP 34, RANGE 4; PIN. SE NE PARCEL NO.; P26796 SEE THE ATTACHED PAGE TO THE DEED OF TRUST FRO COMPLETE LEGAL DESCRIPTION. TAX ACCOUNT NUMBER(S): 340420-1-103-0008

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **2/2/2022**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR STERLING SAVINGS BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS **Nationwide Trustee Services, Inc., A Washington Corporation**

By: 
RATANAPHONE M VILAYLUETH, Vice President

By: 
Cynthia Gay, Vice President

State of TX, County of Dallas

On **2/2/2022**, before me, **Lewis Wilson III**, a Notary Public, personally appeared **RATANAPHONE M VILAYLUETH, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR STERLING SAVINGS 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: **Lewis Wilson III**
My Commission Expires : **3/6/2024**
TX - Signor1 and Trustee Signor (MERS)

