

After Recording Return to:

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Coppell, TX 75019

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Case Nbr: 39448768

Ref Number: 8501436511

Tax ID: P80156

4/16/2022

Property Address:

218 S 24TH ST

MOUNT VERNON, WA 98274

WA0M-R-ST39448768 E 2/17/2022 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

AUDREY B TRUMBLE

Assistant Secretary

855-369-2410

3001 Hackberry Rd

Irving, TX 75063

MIN #: 100045810002974605

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:                      **EMMANUEL GARAY AND DEISY A BANUELOS MORENO, HUSBAND AND WIFE**

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

Date of Deed of Trust:      **3/18/2020**

Loan Amount:                **\$253,700.00**

Recorded in **Skagit County, WA** on: **3/30/2020**, book **N/A**, page **N/A** and instrument number **202003300094**

Property Legal Description:

**TRACT 5, COLLEGE MEADOW, ACCORDING TO THE PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 76, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. TR. 5, COLLEGE MEADOW APN#: P80156/4359-000-005-0046**

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 2/17/2022

**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:   
CUTARA A ADLEY, Vice President

By:   
OLIVIA M. WILLIAMS-GALLOWAY, Agent and  
Attorney in Fact through Power of Attorney

State of TX, County of Dallas

On 2/17/2022, before me, Cynthia Gay, a Notary Public, personally appeared CUTARA A ADLEY, 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 OLIVIA M. WILLIAMS-GALLOWAY, 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)

