

After Recording Return to:

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Case Nbr: 39476289

Ref Number: 8501451156

Tax ID: 34041200360000

5/8/2022

Property Address:

13078 BEAVER LAKE RD
MOUNT VERNON, WA 98273

WA0M-R-ST39476289 E 3/11/2022 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

AUDREY B TRUMBLE

Assistant Secretary

855-369-2410

3001 Hackberry Rd

Irving, TX 75063

MIN #: 100045810003116578

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: MASON REMAKLUS BROOKS AND STEVIE JO BROOKS, A MARRIED COUPLE

Original Trustee: CHICAGO TITLE COMPANY OF WASHINGTON

Date of Deed of Trust: 6/18/2020

Loan Amount: \$276,000.00

Recorded in Skagit County, WA on: 6/26/2020, book N/A, page N/A and instrument number 202006260080

Property Legal Description:

FOR APN/PARCEL ID(S): P24589 / 340412-0-036-0000 THAT PORTION OF GOVERNMENT LOT 1 IN SECTION 12, TOWNSHIP 34 NORTH. RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 7.44 CHAINS EAST AND 4.32 CHAINS SOUTH OF THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 1. SAID POINT BEING AT THE INTERSECTION OF THE SOUTHERLY BOUNDARY OF A COUNTY ROAD KNOWN AS THE CLEAR LAKE AND BEAVER ROAD AS IT EXISTED MARCH 16,1964 AND THE EASTERLY LINE OF THE RIGHT OF WAY OF THE PUGET SOUND AND CASCADE RAILWAY COMPANY RIGHT OF WAY; THENCE ALONG THE COUNTY ROAD SOUTH 27.5 DEGREES EAST A DISTANCE OF 138 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 27.5 DEGREES EAST ALONG SAID COUNTY ROAD 230 FEET; THENCE WEST TO THE EASTERLY LINE OF THE PUGET SOUND AND CASCADE RAILWAY RIGHT OF WAY; THENCE NORTH 17.5 DEGREES EAST ALONG SAID RIGHT OF WAY TO A POINT WHICH BEARS SOUTH 63° WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 63 DEGREES EAST TO THE TRUE POINT OF BEGINNING. 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 3/11/2022

**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: *KC Anthony*
KENDRICK C ANTHONY, Vice President

By: *C Gay*
**CYNTHIA GAY, Agent and Attorney in Fact
through Power of Attorney**

State of TX, County of Dallas

On 3/11/2022, before me, **EMMA VOGEL**, a Notary Public, personally appeared **KENDRICK C ANTHONY, 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, 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.

EMMA VOGEL
Notary Public: **EMMA VOGEL**
My Commission Expires : **12/22/2024**
TX - Signor1 and Trustee Signor (MERS)

