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Case Nbr: 39522739

Ref Number: 8501215797

Tax ID: 36040740130408

6/7/2022

Property Address:

18857 ROUTON LANE
BURLINGTON, WA 98233

WA0M-R-ST39522739 E 4/12/2022 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

AUDREY B TRUMBLE

Assistant Secretary

855-369-2410

3001 Hackberry Rd

Irving, TX 75063

MIN #: 1000458-1000077076-5 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: RAMIRO SERRANO BECERRA AND AMANDA BECERRA, A MARRIED COUPLE

Original Trustee: CHICAGO TITLE COMPANY OF WASHINGTON

Date of Deed of Trust: 2/5/2015

Loan Amount: \$242,526.00

Recorded in Skagit County, WA on: 2/12/2015, book N/A, page N/A and instrument number 201502120028

Property Legal Description:

FOR APN/PARCEL ID(S): P49013 AND 360407-4-013-0408 PARCEL A; TRACT B, SKAGIT COUNTY SHORT PLAT NO. 15-88, APPROVED JULY 12, 1988, RECORDED JULY 13, 1988 IN VOLUME 8 OF SHORT PLATS, PAGE 52, UNDER AUDITOR'S FILE NO. 8807130023, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON PARCEL B: THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., LYING NORTH OF SILVER CREEK AS IT EXISTED ON JULY 20, 1967, AND LYING SOUTH OF PARK ROAD AS SHOWN IN THE "PLAT OF ALGER, SKAGIT COUNTY, WASHINGTON" AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND LYING WESTERLY OF THE EAST LINE OF TRACT "B" OF SHORT PLAT NO. 15-88, APPROVED JULY 12, 1988, RECORDED JULY 13, 1988, IN VOLUME 8 OF SHORT PLATS, PAGE 52, UNDER AUDITOR'S FILE NO. 8807130023, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXTENDED NORTHERLY TO THE SOUTH LINE OF SAID PARK ROAD. EXCEPT THAT PORTION THEREOF, IF ANY, LYING WITHIN THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED FROM R.A. AND LULA DARNELL TO OSCAR CLINTON AND RECORDED UNDER AUDITOR'S FILE NO. 428976. SITUATED IN SKAGIT COUNTY, WASHINGTON. PARCEL C. A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS ESTABLISHED OF RECORD BY AUDITOR'S FILE NO. 877491, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THAT PORTION SHOWN AS ROUTON LANE ON THE FACE OF SHORT PLAT NO. 15-88, APPROVED JULY 12, 1988, RECORDED JULY 13, 1988 IN VOLUME 8 OF SHORT PLATS, PAGE 52, UNDER AUDITOR'S FILE NO. 8807130023, RECORDS OF

SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 4/12/2022

**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: 
**RATANAPHONE M VILAYLUETH, Vice
President**

By: 
Lewis Wilson III, Vice President

State of TX, County of Dallas

On 4/12/2022, before me, **EMMA VOGEL**, a Notary Public, personally appeared **RATANAPHONE M VILAYLUETH, 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 **Lewis Wilson III, 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: **EMMA VOGEL**
My Commission Expires : **12/22/2024**
TX - Signor1 and Trustee Signor (MERS)

