

After Recording Return to:

CoreLogic
P.O. Box 9232
Coppell, TX 75019

This space for Recorder's use



Case Nbr: 39574820

Ref Number: 8501484859

Tax ID: 37120010050006

7/25/2022

Property Address:

1010 N 16TH ST

MOUNT VERNON, WA 98273

WA0M-R-ST39574820 E 5/31/2022 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

AUDREY B TRUMBLE

Assistant Secretary

855-369-2410

3001 Hackberry Rd

Irving, TX 75063

MIN #: 100045810003451827

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 INSURANCE COMPANY.

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: MICHAEL A. DEAN AND RHONDA WLESSNER, HUSBAND AND WIFE AND JANICE SHELBY PHOENIX, ALSO APPEARING OF RECORD AS JANICE PHOENIX, AS HER SEPERATE ESTATATE

Original Trustee: CHICAGO TITLE INSURANCE COMPANY

Date of Deed of Trust: 5/4/2021

Loan Amount: \$423,000.00

Recorded in Skagit County, WA on: 5/11/2021, book N/A, page N/A and instrument number 202105110054

Property Legal Description:

LOT 5, EXCEPT THE SOUTH 91.8 FEET THEREOF, AND ALL OF LOT 4, BLOCK 1, CHENOWETH ADDITION TO MOUNT VERNON. ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 39, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. PTN OF LT 5 & ALL OF LT 4, BLK 1, CHENOWETH ADDN APN #: P52470 / 3712-001-005-0006

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 5/31/2022

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

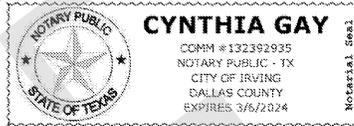
By: 
LEWIS WILSON III, Vice President
State of TX, County of Dallas

By: 
Ratanaphone Vilayleuth, Vice President

On 5/31/2022, before me, Cynthia Gay, a Notary Public, personally appeared LEWIS WILSON III, 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 Ratanaphone Vilayleuth, 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: **Cynthia Gay**
My Commission Expires : **3/6/2024**
TX - Signor1 and Trustee Signor (MERS)



UNREGISTERED DOCUMENT