

After Recording Return to:

CoreLogic
P.O. Box 9232
Coppell, TX 75019

This space for Recorder's use



Case Nbr: 39611855

Ref Number: 8501521610

Tax ID: 46300000250004

8/30/2022

Property Address:

922 PRESIDIO PL

SEDRO WOOLLEY, WA 982849133

WA0M-R-ST39611855 E 7/6/2022 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

AUDREY B TRUMBLE

Assistant Secretary

855-369-2410

3001 Hackberry Rd

Irving, TX 75063

MIN #: 100045810003818827

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 GUARDIAN NORTHWEST TITLE & ESCROW.

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: WILLIAM COGGINS AND CAMILLE COGGINS, A MARRIED COUPLE.

Original Trustee: GUARDIAN NORTHWEST TITLE & ESCROW.

Date of Deed of Trust: 11/1/2021

Loan Amount: \$285,900.00

Recorded in Skagit County, WA on: 11/8/2021, book N/A, page N/A and instrument number 202111080043

Property Legal Description:

LOT 25, "PLAT OF SUMMER MEADOWS", AS PER PLAT RECORDED IN VOLUME IS OF PLATS, PAGES 176 THROUGH 178, INCLUSIVE RECORDS OF SKAGIT COUNTY, WASHINGTON. LOT 25, SUMMER MEADOWS APN #: P107008/4630-000-025-0004

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 7/6/2022

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

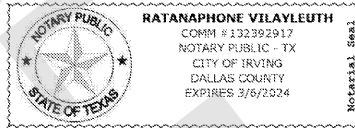
By: 
KENDRICK C ANTHONY, Vice President
State of TX, County of Dallas

By: 
Cynthia Gay, Vice President

On 7/6/2022, before me, **Ratanaphone Vilayleuth**, 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, 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: **Ratanaphone Vilayleuth**
My Commission Expires : **3/6/2024**
TX - Signor1 and Trustee Signor (MERS)



UNRECORDED DOCUMENT