



**202207250074**

07/25/2022 02:41 PM Pages: 1 of 2 Fees: \$222.50  
Skagit County Auditor

After Recording Return to:  
CoreLogic  
P.O. Box 9232  
Coppell, TX 75019

This space for Recorder's use



Case Nbr: 39628469

Ref Number: 8501239346

Tax ID: 49480001520000

9/19/2022

Property Address:

481 TAHOMA ST

MOUNT VERNON, WA 98273

WA0M-R-ST39628469 E 7/25/2022 LRP001

Recording Requested By:  
UMPQUA BANK  
Prepared By:  
AUDREY B TRUMBLE  
Assistant Secretary  
855-369-2410  
3001 Hackberry Rd  
Irving, TX 75063

MIN #: 1000458-1000100900-7 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 LAND TITLE COMPANY OF SKAGIT COUNTY.

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: FABIAN M MEDINA, A SINGLE MAN  
Original Trustee: LAND TITLE COMPANY OF SKAGIT COUNTY

Date of Deed of Trust: 7/13/2015

Loan Amount: \$225,000.00

Recorded in Skagit County, WA on: 7/30/2015, book N/A, page N/A and instrument number  
201507300034

Property Legal Description:

LOT 152, "PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 2)," AS PER PLAT RECORDED ON  
JANUARY 17, 2008, UNDER AUDITOR'S FILE NO. 200801170047, RECORDS OF SKAGIT COUNTY,  
WASHINGTON. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF  
WASHINGTON. LOT 152, SKAGIT HIGHLANDS DIV. V (PHASE 2). APN #: 4948-000-152-0000  
P127254

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **7/25/2022**

**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 **7/25/2022**, 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 - Signorl and Trustee Signor (MERS)

