

After Recording Return to:

**CoreLogic**  
**P.O. Box 9232**  
**Coppell, TX 75019**

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Case Nbr: 39634514

Ref Number: 8501510150

Tax ID: 37610020020106

9/26/2022

Property Address:

502 E DIVISION ST

MOUNT VERNON, WA 98273

WA0M-R-ST39634514 E 8/1/2022 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

AUDREY B TRUMBLE

Assistant Secretary

855-369-2410

3001 Hackberry Rd

Irving, TX 75063

MIN #: 100045810003704175

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:

CAROL ANN GUESS, A SINGLE WOMAN.

Original Trustee:

CHICAGO TITLE INSURANCE COMPANY.

Date of Deed of Trust:

7/22/2021

Loan Amount:

\$200,000.00

Recorded in Skagit County, WA on: 7/28/2021, book N/A, page N/A and instrument number  
202107280067


Property Legal Description:


THE WEST 50 FEET OF LOTS 1 AND 2, BLOCK 2 OF SUNNYSIDE ADDITION TO MOUNT  
VERNON, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS,  
PAGE 27, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF  
SKAGIT, STATE OF WASHINGTON. PTN LTS 1 & 2, BLK 2, SUNNYSIDE ADDN TO MOUNT  
VERNONTAX ACCOUNT NO.: P54462 / 3761-002-002-0106 APN #: P54462 / 3761-002-002-0106

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **8/1/2022**

**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:   
**CUTARA A ADLEY, Vice President**  
State of **TX**, County of **Dallas**

By:   
**Lewis Wilson III, Vice President**

On **8/1/2022**, before me, **Cynthia Gay**, a Notary Public, personally appeared **CUTARA A ADLEY, 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: **Cynthia Gay**  
My Commission Expires : **3/6/2024**  
TX - Signor1 and Trustee Signor (MERS)

