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Case Nbr: 39693690

Ref Number: 8501288272

Tax ID: 37700000020034
12/6/2022

Property Address:

410 N LAVENTURE ROAD
MOUNT VERNON, WA 98273

WA0M-R-ST39693690 E 10/12/2022 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

AUDREY B TRUMBLE

Assistant Secretary

855-369-2410

3001 Hackberry Rd

Irving, TX 75063

MIN #: 100045810001497228

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 NOMINEE FOR UMPQUA BANK, 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:

EMILIO URIBE RAMIREZ, A MARRIED MAN AS HIS SOLE AND
SEPARATE PROPERTY

Original Trustee:

CHICAGO TITLE INSURANCE COMPANY

Date of Deed of Trust:

9/30/2016

Loan Amount:

\$198,341.00

Recorded in Skagit County, WA on: 9/30/2016, book N/A, page N/A and instrument number
201609300225

Property Legal Description:


LOT 2, ASSESSORS PLAT OF PURCELL'S TRACTS, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 9 OF PLATS, PAGE 105, RECORDS OF SKAGIT COUNTY,
WASHINGTON. EXCEPT THE WEST 10 FEET THEREOF AS CONVEYED TO THE CITY OF
MOUNT VERNON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 8707160022, RECORDS OF
SKAGIT COUNTY; SITUATED IN SKAGIT COUNTY, WASHINGTON LOT(S): PTN 2 PURCELL'S
TRACTS APN #: P54862 / 3770-000-002-0034

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **10/12/2022**

**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 **10/12/2022**, before me, **Sabrina Wickline**, 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: **Sabrina Wickline**
My Commission Expires : **5/15/2024**
TX - Signor1 and Trustee Signor (MERS)

