

After Recording Return to:

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Case Nbr: 39733349

Ref Number: 8501475651

Tax ID: 34041701010005

1/31/2023

Property Address:

909 N 14TH ST

MOUNT VERNON, WA 98273

WA0M-R-ST39733349 E 12/6/2022 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

TINA K SANDOR-PROVENCHER

Assistant Secretary

855-369-2411

3002 Hackberry Rd

Irving, TX 75064

MIN #: 1000458-1000335998-8 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 COMPANY OF WASHINGTON.

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., AS DESIGNATED NOMINEE FOR UMPQUA BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS
Made By:	BRENT E SALAZAR, A SINGLE MAN, AS A SEPARATE ESTATE
Original Trustee:	CHICAGO TITLE COMPANY OF WASHINGTON
Date of Deed of Trust:	12/21/2020
Loan Amount:	\$236,000.00

Recorded in Skagit County, WA on: 12/28/2020, book N/A, page N/A and instrument number 202012280080

Property Legal Description:

FOR APN/PARCEL ID(S): P25700 / 340417-0-101-0005 THAT PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 0 DEGREES 15'35" WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 110 FEET; THENCE NORTH 89 DEGREES 56' WEST 30 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE FROM SAID POINT OF BEGINNING RUN NORTH 89 DEGREES 56' WEST 100 FEET; THENCE NORTH 0 DEGREES 15'35" WEST 80 FEET; THENCE SOUTH 89 DEGREES 56' EAST 100 FEET; THENCE SOUTH 0 DEGREES 15'35" EAST 80 FEET TO THE POINT OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 12/6/2022

**MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC., 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:   
**Audrey B Trumble, Authorized Signor**

State of TX, County of Dallas

On 12/6/2022, before me, Cynthia Gay, a Notary Public, personally appeared RATANAPHONE M VILAYLUETH, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR UMPQUA BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS and Audrey B Trumble, Authorized Signor 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)

