

After Recording Return to:

CoreLogic  
P.O. Box 9232  
Coppell, TX 75019

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Case Nbr: 39754243  
Ref Number: 8501485815Tax ID: 35051140030018  
2/27/2023Property Address:  
28676 BACUS RD  
SEDRO WOOLLEY, WA 982847521

WA0M-R-ST39754243 E 1/4/2023 LRP001

Recording Requested By:  
UMPQUA BANK  
Prepared By:  
TINA K SANDOR-PROVENCHER  
Assistant Secretary  
855-369-2411  
3002 Hackberry Rd  
Irving, TX 75064

MIN #: 100045810003461370 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:	PAUL M GEISENDORF AND REBECCA GEISENDORF, A MARRIED COUPLE
Original Trustee:	CHICAGO TITLE COMPANY OF WASHINGTON
Date of Deed of Trust:	2/1/2021
Loan Amount:	\$385,000.00

Recorded in Skagit County, WA on: 2/19/2021, book N/A, page N/A and instrument number 202102190066

Property Legal Description:


LOT 1 OF SHORT CARD NO. PL-14-0489 ACCORDING TO THE SURVEY THEREOF RECORDED UNDER RECORDING NO. 201812190005, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, ALSO KNOWN AS A PORTION OF TRACT 42 OF SURVEY RECORDED UNDER RECORDING NO. 8910230031, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. LOT(S): 1, SHORT PLAT NO. PL-14-0489, BEING A PTN. LOT 42, NORTEP SURVEY 8910230031 TAX ACCOUNT NO.: P38885 / 350511-4-003-0018 APN #: P38885/350511-4-003-0018

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **1/4/2023**

**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 **1/4/2023**, 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)

