

After Recording Return to:

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

This space for Recorder's use



Case Nbr: 39758056

Ref Number: 1428770968

Tax ID: 39390010970002

3/6/2023

Property Address:

33078 DEER PARK LN

MOUNT VERNON, WA 98274

WA0M-R-ST39758056 E 1/9/2023 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

AUDREY B TRUMBLE

Assistant Secretary

855-369-2410

3001 Hackberry Rd

Irving, TX 75063

MIN #: 100186300001720307

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 STERLING SAVINGS BANK DBA STERLING 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., AS  
DESIGNATED NOMINEE FOR STERLING SAVINGS BANK DBA  
STERLING BANK, BENEFICIARY OF THE SECURITY  
INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

Made By:

HOWARD ALLEN LEMKE AND LINDA JOYCE LEMKE, TRUSTEES  
OF THE LEMKE FAMILY TRUST, DATED APRIL 30, 2003

Original Trustee:

LAND TITLE COMPANY OF SKAGIT COUNTY

Date of Deed of Trust:

11/26/2012

Loan Amount:

\$340,700.00

Recorded in Skagit County, WA on: 11/30/2012, book N/A, page N/A and instrument number  
201211300128

ReRecorded in Skagit County, WA on: 12/3/2012, book N/A, page N/A and instrument number  
201212030213


Property Legal Description:


LOT 97, BLOCK 1, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 3," AS PER PLAT  
RECORDED IN VOLUME 6 OF PLATS, PAGES 25 THROUGH 31, INCLUSIVE, RECORDS OF  
SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF  
WASHINGTON TAX ACCOUNT NUMBER(S): 3939-001-097-0002

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **1/9/2023**

**MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC., AS  
DESIGNATED NOMINEE FOR STERLING  
SAVINGS BANK DBA STERLING 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:   
**Cynthia Gay, Vice President**

On **1/9/2023**, before me, **EMMA VOGEL**, a Notary Public, personally appeared **CUTARA A ADLEY, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR STERLING SAVINGS BANK DBA STERLING BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS** and **Cynthia Gay, 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: **EMMA VOGEL**  
My Commission Expires : **12/22/2024**  
TX - Signor1 and Trustee Signor (MERS)

