

After Recording Return to:
Corelogic
P.O. Box 9232
Coppell, TX 75019

This space for Recorder's use



Case Nbr: 39767940

Ref Number: 4127305750-L

Tax ID: 4852-000-309-0000

3/20/2023

Property Address:

1419 Digby Pl Unit 309

Mount Vernon, WA 98274-9179

WA0M-R-ST39767940 E 1/24/2023 LRP001-INT

Recording Requested By:

Valon Mortgage, Inc.

Prepared By:

Audrey B Trumble

Assistant Secretary

855-369-2410

3001 Hackberry Rd

Irving, TX 75063

MIN #: 100656900001946124

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 DITECH FINANCIAL LLC, 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 **NORTHWEST TRUSTEE SERVICES, INC..**

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 DITECH FINANCIAL LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**

Made By: **GERALD VANDERPOL, AN UNMARRIED PERSON**

Original Trustee: **NORTHWEST TRUSTEE SERVICES, INC.**

Date of Deed of Trust: **10/26/2016**

Loan Amount: **\$186,600.00**

Recorded in **Skagit County, WA** on: **11/8/2016**, book **N/A**, page **N/A** and instrument number **201611080071**

Property Legal Description:

TAX ID NUMBER(S): 4352-000-309-0000 LAND SITUATED IN THE CITY OF MOUNT VERNON IN THE COUNTY OF SKAGIT IN THE STATE OF WA UNIT 309, BUILDING 2, THE RIDGE AT MADDOX CREEK A CONDOMINIUM, PHASE 2, ACCORDING TO THE AMENDED DECLARATION THEREOF APRIL 6,2005, UNDER AUDITOR'S FILE NO. 200504060078, AND SURVEY MAP AND PLANS THEREOF RECORDED APRIL 6,2005, UNDER AUDITOR'S FILE NO. 200504060077, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF LOT B-12, MADDOX CREEK P.U.D. PHASE 3. ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 2000, UNDER AUDITOR'S FILE NO. 200008140137, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON. PARCEL ID: 4852-000-309-0000, P122676 COMMONLY KNOWN AS: 1419 DIGBY PL 309, MOUNT VERNON, WA 98274

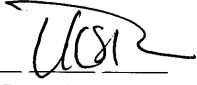
IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 1/24/2023

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC., AS
DESIGNATED NOMINEE FOR DITECH
FINANCIAL LLC, BENEFICIARY OF THE
SECURITY INSTRUMENT, ITS
SUCCESSORS AND ASSIGNS**

**Nationwide Trustee Services, Inc., A Washington
Corporation**

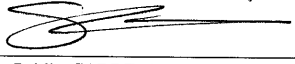
By: 
Ratanaphone M Vilaylueth, Vice President

State of TX, County of Dallas

By: 
Tina Kaye Sandor-Provencher, Authorized Signor

On 1/24/2023, before me, **SABRINA WICKLINE**, a Notary Public, personally appeared **Ratanaphone M Vilaylueth, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR DITECH FINANCIAL LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS** and **Tina Kaye Sandor-Provencher, 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: **SABRINA WICKLINE**
My Commission Expires : **5/15/2024**
TX - Signor1 and Trustee Signor (MERS)

