

After Recording Return to:
CoreLogic
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Coppell, TX 75019

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Case Nbr: 39771293
Ref Number: 8501296271

Tax ID: 38670000631016
3/27/2023

Property Address:
816 S ANACORTES STREET
BURLINGTON, WA 98233

WA0M-R-ST39771293 E 2/3/2023 LRP001

Recording Requested By:
UMPQUA BANK
Prepared By:
AUDREY B TRUMBLE
Assistant Secretary
855-369-2410
3001 Hackberry Rd
Irving, TX 75063

MIN #: 1000458-1000157686-4 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 GUARDIAN NORTHWEST TITLE & ESCROW.

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: RUBEN ALFREDO GARCIA TORRES AND NANCY RAMIREZ, A MARRIED COUPLE
Original Trustee: GUARDIAN NORTHWEST TITLE & ESCROW
Date of Deed of Trust: 11/22/2016
Loan Amount: \$219,450.00

Recorded in Skagit County, WA on: 11/23/2016, book N/A, page N/A and instrument number 201611230079

Property Legal Description:


A PORTION OF TRACT 63, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 63; THENCE NORTH 00 DEGREES 24' WEST ALONG THE WEST LINE OF SAID TRACT 63, A DISTANCE OF 135.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 40' 43" EAST PARALLEL WITH THE SOUTH LINE OF SAID TRACT 63, A DISTANCE OF 253.14 FEET TO THE WEST LINE OF THE EAST 378 FEET OF THE WEST 1/2 OF SAID TRACT 63; THENCE NORTH 00 DEGREES 18' 35" WEST ALONG THE WEST LINE OF THE EAST 378 FEET OF THE WEST 1/2 OF SAID TRACT 63, A DISTANCE OF 100.00 FEET; THENCE NORTH 89 DEGREES 40' 43" WEST, A DISTANCE OF 253.31 FEET TO THE WEST LINE OF SAID TRACT 63; THENCE SOUTH 00 DEGREES 24' EAST ALONG THE WEST LINE OF SAID TRACT 63, A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 2/3/2023

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

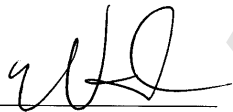
**Nationwide Trustee Services, Inc., A Washington
Corporation**

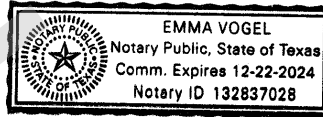
By: 
NAIMA SMAIR, Vice President
State of TX, County of Dallas

By: 
Cynthia Gay, Vice President

On 2/3/2023, before me, EMMA VOGEL, a Notary Public, personally appeared NAIMA SMAIR, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR UMPQUA 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)



UNCONFIDENTIAL DOCUMENT