

After Recording Return to:

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Case Nbr: 39786486

Ref Number: 1433521513

Tax ID: 34042130240003

4/16/2023

Property Address:

307 S 29TH PLACE

MOUNT VERNON, WA 98274

WA0M-R-ST39786486 E 2/16/2023 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

AUDREY B TRUMBLE

Assistant Secretary

855-369-2410

3001 Hackberry Rd

Irving, TX 75063

MIN #: 100186300001863073

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 GUARDIAN TITLE AND 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 STERLING SAVINGS BANK DBA STERLING BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

Made By: KENNETH C. FOX AND JERRI A. FOX, HUSBAND AND WIFE

Original Trustee: GUARDIAN TITLE AND ESCROW

Date of Deed of Trust: 5/23/2013

Loan Amount: \$120,000.00

Recorded in Skagit County, WA on: 5/31/2013, book N/A, page N/A and instrument number 201305310118

Property Legal Description:

THAT PORTION OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID SUBDIVISION 630 FEET SOUTH OF THE NORTH LINE THEREOF; THENCE SOUTH ALONG SAID WEST LINE 75 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, 135 FEET; THENCE NORTH PARALLEL TO SAID WEST LINE 75 FEET; THENCE WEST 135 FEET TO THE POINT OF BEGINNING. (ALSO KNOWN AS LOT 27 OF THE UNRECORDED PLAT OF CEDAR CREST ADDITION TO MOUNT VERNON.)

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 2/16/2023

**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: [Signature]
CUTARA A ADLEY, Vice President
State of TX, County of Dallas

By: [Signature]
Ratanaphone Vilayleuth, Vice President

On 2/16/2023, 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 Ratanaphone Vilayleuth, 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.

[Signature]
Notary Public: **EMMA VOGEL**
My Commission Expires : **12/22/2024**
TX - Signor1 and Trustee Signor (MERS)

