

After Recording Return to:

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Case Nbr: 39788084

Ref Number: 8501329035

Tax ID: 38670000200127

4/18/2023

Property Address:

505 N CHERRY ST

BURLINGTON, WA 98233

WA0M-R-ST39788084 E 2/21/2023 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

AUDREY B TRUMBLE

Assistant Secretary

855-369-2410

3001 Hackberry Rd

Irving, TX 75063

MIN #: 1000458-1000190366-2

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 INSURANCE CO 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 UMPQUA BANK, BENEFICIARY OF
THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

Made By:

NATHAN A SPINELLI AND AIMEE SPINELLI, HUSBAND AND WIFE

Original Trustee:

CHICAGO TITLE INSURANCE CO INC.

Date of Deed of Trust:

6/14/2017

Loan Amount:

\$202,020.00

Recorded in Skagit County, WA on: 6/16/2017, book N/A, page N/A and instrument number
201706160079

Property Legal Description:

FOR APN/PARCEL ID(S): P62390/3867-000-020-0127 AND P72878/4096-001-012-0001 THAT PORTION OF TRACT 20, PLAT OF THE BURLINGTON ACREAGE PROPERTY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF CHERRY STREET 189 FEET NORTH OF THE NORTH LINE OF MAGNOLIA STREET, AS ESTABLISHED IN THE TOWN OF BURLINGTON; THENCE WEST A DISTANCE OF 100 FEET; THENCE SOUTH A DISTANCE OF 60 FEET; THENCE EAST A DISTANCE OF 100 FEET; THENCE NORTH A DISTANCE OF 60 FEET TO THE POINT OF BEGINNING; ALSO, LOTS 10 AND 11 AND THE SOUTH 20 FEET OF LOT 12, BLOCK 1, WALLACE ADDITION TO BURLINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **2/21/2023**

**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: 
Cynthia Gay, Vice President

State of **TX**, County of **Dallas**

On **2/21/2023**, before me, **EMMA VOGEL**, 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 **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)

