

After Recording Return to:

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Coppell, TX 75019

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Case Nbr: 39794418

Ref Number: 8501524547

Tax ID: 35031310020300

4/29/2023

Property Address:

17687 ALLEN RD

BOW, WA 982329713

WA0M-R-ST39794418 E 3/1/2023 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

AUDREY B TRUMBLE

Assistant Secretary

855-369-2410

3001 Hackberry Rd

Irving, TX 75063

MIN #: 1000458-1000384819-6 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 COMPANY OF WASHINGTON.

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:	JOSHUA L CECOTTI AND AMANDA J CECOTTI, HUSBAND AND WIFE
Original Trustee:	CHICAGO TITLE COMPANY OF WASHINGTON
Date of Deed of Trust:	12/21/2021
Loan Amount:	\$615,000.00

Recorded in Skagit County, WA on: 12/28/2021, book N/A, page N/A and instrument number 202112280027


Property Legal Description:

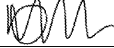
LOT 3, SKAGIT COUNTY SHORT PLAT NO. 93-082. APPROVED JULY 5, 1994, AND RECORDED JULY 11, 1994, IN VOLUME 11 OF SHORT PLATS, PAGE 89, UNDER AUDITOR'S FILE NO. 9407110008, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 13, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.; EXCEPT THAT PORTION OF SAID PREMISES LYING WITHIN THE FOLLOWING DESCRIBED TRACT: THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE ALONG THE EAST LINE OF SAID NORTHWEST 1/4 SOUTH 00DEGREES21'59" EAST A DISTANCE OF 37.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE SOUTH 00DEGREES21'59" WEST A DISTANCE OF 1,289.40 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4; THENCE ALONG SAID SOUTH LINE NORTH 89DEGREES48'04" WEST A DISTANCE OF 3.18 FEET TO THE FENCE SHOWN AS EXISTING AND RUNNING NORTHERLY JUST WEST OF THE WEST LINE OF THE PARCEL SURVEYED ON SKAGIT COUNTY RECORDED SURVEY NUMBER 9304120079, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE FOLLOWING SAID FENCE NORTH 05DEGREES26'19" WEST A DISTANCE OF 226.41 FEET; THENCE NORTH 04DEGREES46'0" WEST A DISTANCE OF 74.27 FEET; THENCE NORTH 01DEGREES51'54" WEST A DISTANCE OF 990.48 FEET; THENCE EAST A DISTANCE OF 54.80 FEET TO THE TRUE POINT OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **3/1/2023**

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

By: 
Ratanaphone Vilayleuth, Vice President

On **3/1/2023**, before me, **Cynthia Gay**, a Notary Public, personally appeared **CUTARA A ADLEY, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR UMPQUA 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.


Notary Public: **Cynthia Gay**
My Commission Expires : **3/6/2024**
TX - Signor1 and Trustee Signor (MERS)

