

After Recording Return to:

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Case Nbr: 39802148

Ref Number: 8501412242

Tax ID: 37650000080001

5/9/2023

Property Address:

1730 E HIGHLAND AVE
MOUNT VERNON, WA 98273

WA0M-R-ST39802148 E 3/13/2023 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

AUDREY B TRUMBLE**Assistant Secretary****855-369-2410****3001 Hackberry Rd****Irving, TX 75063**

MIN #: 1000458-1000273358-9

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 COMPANY**.

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:

ASHLEY GEE, AN UNMARRIED WOMAN

Original Trustee:

GUARDIAN NORTHWEST TITLE COMPANY

Date of Deed of Trust:

8/31/2019

Loan Amount:

\$504,000.00Recorded in **Skagit County, WA** on: **9/4/2019**, book **N/A**, page **N/A** and instrument number **201909040064**


Property Legal Description:


LOT 8, "VIEW CREST ADDITION, " ACCORDING TO THE PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT STATE OF WASHINGTON. LOT 8, VIEW CREST ADDN TO MOUNT VERNON APN #: 3765-000-008-0001 (P54692)

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **3/13/2023**

**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: 
EMMA F VOGEL, Vice President
State of **TX**, County of **Dallas**

By: 
Cynthia Gay, Vice President

On **3/13/2023**, before me, **Ratanaphone Vilayleuth**, a Notary Public, personally appeared **EMMA F VOGEL, 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: **Ratanaphone Vilayleuth**
My Commission Expires : **3/6/2024**
TX - Signor1 and Trustee Signor (MERS)

