

RETURN TO:
C. Riggsby
Orion Financial Group, Inc.
2860 Exchange Blvd. # 100
Southlake TX 76092

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

The undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR ZILLOW HOME LOANS, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, whose address is P.O. Box 2026, Flint MI 48501-2026, hereby acknowledges that the below referenced deed of trust has been paid in full and, in consideration thereof, does hereby cancel and discharge said deed of trust.

Original Trustor: **NICHOLAS POE AND KRISTI POE, A MARRIED COUPLE**

Trustee: FIRST AMERICAN TITLE INSURANCE COMPANY

Original Nominee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (MERS) AS DESIGNATED NOMINEE FOR ZILLOW HOME LOANS, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

Date of Deed of Trust: 1/15/2022

Note Amount: \$510,000.00

Date Recorded: January 21, 2022

Book/Page/Instrument Number: File # 202201210033

Property Address: 14928 WASHINGTON ST, ANACORTES, WA 98221

IN WITNESS WHEREOF, the said MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR ZILLOW HOME LOANS, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, by the officer duly authorized, has executed the foregoing instrument on 03/30/2023.

WHEREAS, the undersigned MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR ZILLOW HOME LOANS, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS is the present Nominee under said Deed of Trust, and WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in the place and stead of FIRST AMERICAN TITLE INSURANCE COMPANY, A Corporation, the original Trustee thereunder, NOW, THEREFORE, the undersigned hereby substitutes NATIONWIDE TRUSTEE SERVICES, INC., a Washington Corporation, as Trustee under said Deed of Trust, and as Substitute Trustee, DOES HEREBY RECONVEY to the person or persons legally entitled thereto, without warranty, all the estate, title, and interest acquired by Trustee under said Deed of Trust. The land referred to in said Deed of Trust is situated in the State of Washington, County of Skagit.



POE *23016713*

1701002169 MIN 100278200004414107 MERS Phone 888-679-6377
WA Skagit BSI/BSI/RLS/STM

RETURN TO:

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Orion Financial Group, Inc.
2860 Exchange Blvd. # 100
Southlake TX 76092

NATIONWIDE TRUSTEE SERVICES, INC., a
Washington Corporation

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") AS DESIGNATED NOMINEE FOR
ZILLOW HOME LOANS, LLC, BENEFICIARY OF THE
SECURITY INSTRUMENT, ITS SUCCESSORS AND
ASSIGNS



Connie M. Riggsby, Vice President

By:



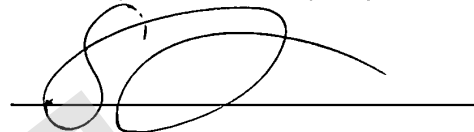
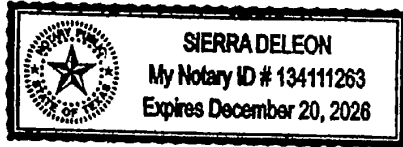
Heather Leanne Scott, Assistant Secretary

State of TX

County of Tarrant

On 03/30/2023 before me, a Notary Public, in and for said county and state, personally appeared Heather Leanne Scott, Assistant Secretary for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR ZILLOW HOME LOANS, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, (known to me) (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument on behalf of the corporation therein named, and he/she acknowledged to me that such corporation executed the same, and that he/she subscribed the name of said corporation thereto on its behalf.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



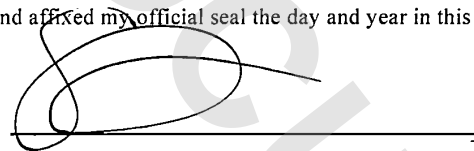
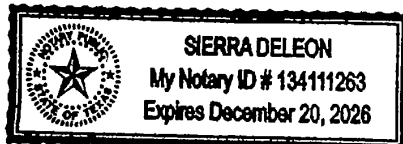
Notary Public, Sierra DeLeon
My Commission Expires: 12/20/2026

State of TX

County of Tarrant

On 03/30/2023, before me, a Notary Public, in and for said county and state, personally appeared Connie M. Riggsby, Vice President for NATIONWIDE TRUSTEE SERVICES, INC., a Washington Corporation, (known to me) (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument, and he/she acknowledged to me that he/she executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public, Sierra DeLeon
My Commission Expires: 12/20/2026

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