

202305020050

05/02/2023 02:10 PM Pages: 1 of 2 Fees: \$222.50  
Skagit County Auditor, WA

After Recording Return to:

CoreLogic  
P.O. Box 9232  
Coppell, TX 75019

This space for Recorder's use



Case Nbr: 39836443

Ref Number: 8501451410

Tax ID: P75498

6/27/2023

Property Address:

812 FIDALGO ST

SEDRO WOOLLEY, WA 982841743

WA0M-R-ST39836443 E 5/2/2023 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

TINA K SANDOR-PROVENCER

Assistant Secretary

855-369-2411

3002 Hackberry Rd

Irving, TX 75064

MIN #: 1000458-1000311904-4

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:

HAROLD L BROWN, A SINGLE MAN

Original Trustee:

CHICAGO TITLE COMPANY OF WASHINGTON

Date of Deed of Trust:

6/24/2020

Loan Amount:

\$319,113.00

Recorded in Skagit County, WA on: 6/30/2020, book N/A, page N/A and instrument number  
202006300108

Property Legal Description:

FOR APN/PARCEL ID(S): P75498 / 4149-018-016-0008 LOTS 15 AND 16, BLOCK 18, PLAT OF TOWN  
OF SEDRO, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 17,  
RECORDS OF SKAGIT COUNTY, WASHINGTON. 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 **5/2/2023**

**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:   
**AUDREY B TRUMBLE, Vice President**

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

By:   
**Ratanaphone Vilayleuth, Vice President**

On **5/2/2023**, before me, **Cynthia Gay**, a Notary Public, personally appeared **AUDREY B TRUMBLE, 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)

