

After Recording Return to:  
Corelogic  
P.O. Box 9232  
Coppell, TX 75019

This space for Recorder's use



Case Nbr: 39848729  
Ref Number: 4000846452

Tax ID: P38787  
7/14/2023

Property Address:  
7800 PARKER RD  
SEDRO WOOLLEY, WA 98284

WA0M-R-ST39848729 E 5/25/2023 LRP001-INT

Recording Requested By:  
Carrington Mortgage Services  
Prepared By:  
Audrey B Trumble  
Assistant Secretary  
855-369-2410  
3001 Hackberry Rd  
Irving, TX 75063

MIN #: 100288202003486035

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 HOMEBRIDGE FINANCIAL SERVICES, INC., 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 ALDRIDGE PITE LLP.

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 HOMEBRIDGE FINANCIAL SERVICES, INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

Made By: EMILY PEPPER, AN UNMARRIED PERSON AS HER SEPARATE ESTATE

Original Trustee: ALDRIDGE PITE LLP

Date of Deed of Trust: 9/24/2019

Loan Amount: \$401,000.00

Recorded in Skagit County, WA on: 9/30/2019, book N/A, page N/A and instrument number 201909300158


## Property Legal Description:

TRACT "A" OF THAT CERTAIN 5 ACRE PARCEL SUBDIVISION MAP NO. 520-81, ENTITLED "RAINBOW RIDGE", APPROVED AUGUST 12, 1981 AND RECORDED AUGUST 19, 1981 UNDER AUDITOR'S FILE NO. 8108190024, IN VOLUME 5 OF SHORT PLATS, PAGES 65, 66 AND 67, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.; TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER UNDER AND ACROSS THAT CERTAIN 60 FOOT WIDE PRIVATE ROAD KNOWN AS PARKER ROAD, AS SAID ROAD IS DELINEATED ON THE FACE OF SAID 5 ACRE PARCEL MAP NO. 520-81. SITUATED IN SKAGIT COUNTY, WASHINGTON

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 5/25/2023

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR HOMEBRIDGE FINANCIAL SERVICES, INC., 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:   
**Olivia M. Williams-Galloway, Vice President**

On 5/25/2023, before me, Sabrina Wickline, a Notary Public, personally appeared Emma F Vogel, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR HOMEBRIDGE FINANCIAL SERVICES, INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS and Olivia M. Williams-Galloway, 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: **Sabrina Wickline**  
My Commission Expires : **5/15/2024**  
TX - Signor1 and Trustee Signor (MERS)

