

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

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Case Nbr: 39858054  
Ref Number: 8501460678

Tax ID: 35042700080006  
7/24/2023

Property Address:  
10863 STERLING RD  
SEDRO WOOLLEY, WA 982848767

WA0M-R-ST39858054 E 5/26/2023 LRP001

Recording Requested By:  
**UMPQUA BANK**  
Prepared By:  
**AUDREY B TRUMBLE**  
Assistant Secretary  
855-369-2410  
3001 Hackberry Rd  
Irving, TX 75063

MIN #: 1000458-1000321154-4 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: **BRYN M HULBERT, A SINGLE WOMAN**  
Original Trustee: **CHICAGO TITLE COMPANY OF WASHINGTON**  
Date of Deed of Trust: **8/26/2020**  
Loan Amount: **\$300,500.00**

Recorded in **Skagit County, WA** on: **8/31/2020**, book **N/A**, page **N/A** and instrument number **202008310126**

Property Legal Description:

**THAT PORTION OF GOVERNMENT LOT 2, SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 528 FEET SOUTH OF THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 2; THENCE SOUTH ALONG THE WEST LINE OF SAID GOVERNMENT LOT 2 A DISTANCE OF 156 FEET; THENCE EAST TO THE WEST BANK OF THE SKAGIT RIVER; THENCE NORTHERLY ALONG SAID WEST BANK OF SAID RIVER TO A POINT DUE EAST OF THE POINT OF BEGINNING; THENCE WEST TO THE POINT OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. PTN OF GOV LT 2, SEC 27, TWN 35N, RNG 4E, OF W TAX ACCOUNT NO. : P37719 / 350427-0-008-0006**

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 5/26/2023

**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:   
**SABRINA A WICKLINE, Vice President**  
State of TX, County of Dallas

By:   
**Cynthia Gay, Vice President**

On 5/26/2023, before me, **Ratanaphone Vilayleuth**, a Notary Public, personally appeared **SABRINA A WICKLINE, 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)

