

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

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Case Nbr: 39901954
Ref Number: 8501489012

Tax ID: 34050630280007
9/16/2023

Property Address:
12817 E LAKE DR
SEURO WOOLLEY, WA 98284

WA0M-R-ST39901954 E 7/20/2023 LRP001

Recording Requested By:
UMPQUA BANK
Prepared By:
TINA K SANDOR-PROVENCER
Assistant Secretary
855-369-2411
3002 Hackberry Rd
Irving, TX 75064

MIN #: 100045810003493282 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 LAND TITLE & ESCROW.

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: RANDOLPH L. ELDE AND REBECCA D. ELDE, HUSBAND AND WIFE
Original Trustee: LAND TITLE & ESCROW
Date of Deed of Trust: 2/18/2021
Loan Amount: \$373,000.00

Recorded in Skagit County, WA on: 2/26/2021, book N/A, page N/A and instrument number 202102260099

Property Legal Description:

PARCEL A: THAT PORTION OF GOVERNMENT LOT 8, SECTION 6, TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 8; THENCE SOUTH 00 DEGREES 39'55" EAST ALONG THE EAST LINE OF SAID GOVERNMENT LOT 8, A DISTANCE OF 287.39 FEET; THENCE NORTH 89 DEGREES 49'36" WEST, A DISTANCE OF 313.62 FEET; THENCE NORTH 1 DEGREES 25'44" WEST, A DISTANCE OF 150.87 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 80.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7 DEGREES 06 '00", AND AN ARC DISTANCE OF 9.91 FEET, THENCE NORTH 8 DEGREES 31 '45" EAST, A DISTANCE OF 59 48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 80.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81 DEGREES 17'44", AND AN ARC DISTANCE OF 113.51 FEET TO A POINT ON THE NORTH LINE OF SAID GOVERNMENT LOT 8; THENCE SOUTH 89DEGREES 49'29" EAST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 8, DISTANCE OF 402.59 FEET TO THE POINT OF BEGINNING. (ALSO KNOWN AS PARCEL B OF RECORD OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 201011300075, RECORDS OF SKAGIT COUNTY, WASHINGTON). SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. PARCEL B: AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND THROUGH A TWENTY (20) FOOT STRIP, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL CONVEYED TO SKAGIT COUNTY BY RIGHT OF WAY DEED AS RECORDED UNDER AUDITOR'S FILE NO. 9812310113, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 30 DEGREES 25'34" LAST ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID PARCEL, A DISTANCE OF 11.62 FEET TO THE POINT OF BEGINNING OF THIS CENTERLINE DESCRIPTION; THENCE SOUTH 89DEGREES 49'29" EAST PARALLEL WITH

THE NORTH LINE OF SAID GOVERNMENT LOT 8, A DISTANCE OF 224.45 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81 DEGREES 17'44", AND AN ARC DISTANCE OF 99.32 FEET;

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 7/20/2023

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: 
Naima Smair, Authorized Signor

On 7/20/2023, before me, CUTARA ADLEY, 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 Naima Smair, Authorized Signor 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: CUTARA ADLEY
My Commission Expires : 11/25/2024
TX - Signor1 and Trustee Signor (MERS)

