

After Recording Return to:

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**Coppell, TX 75019**

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Case Nbr: 39937565

Ref Number: 8501219244

Tax ID: 40880020090004

10/30/2023

Property Address:

**301 CAROLINE ST**  
**BURLINGTON, WA 98233**

WA0M-R-ST39937565 E 9/1/2023 LRP001

Recording Requested By:

**UMPQUA BANK**

Prepared By:

**AUDREY B TRUMBLE****Assistant Secretary****855-369-2410****3001 Hackberry Rd****Irving, TX 75063**

MIN #: 100045810000805884

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: **CAROL FIORE, SINGLE WOMAN**

Original Trustee: **CHICAGO TITLE COMPANY OF WASHINGTON**

Date of Deed of Trust: **5/14/2015**

Loan Amount: **\$189,000.00**

Recorded in **Skagit County, WA** on: **5/18/2015**, book **N/A**, page **N/A** and instrument number **201505180178**

Property Legal Description:

**LOT 9, BLOCK 2, "KLOKE'S ADDITION TO BURLINGTON", ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 40, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN SKAGIT COUNTY, WASHINGTON. LOT(S) 9 BLOCK 2 KLOKE'S ADD APN#: P72640 & 4088-002-009-004**

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **9/1/2023**

**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: *Cutara A. Adley*  
**CUTARA A ADLEY, Vice President**  
State of **TX**, County of **Dallas**

By: *Cynthia Gay*  
**Cynthia Gay, Vice President**

On **9/1/2023**, before me, **EMMA VOGEL**, a Notary Public, personally appeared **CUTARA A ADLEY, 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.

*Emma Vogel*  
Notary Public: **EMMA VOGEL**  
My Commission Expires : **12/22/2024**  
TX - Signor1 and Trustee Signor (MERS)

