

After Recording Return to:

CoreLogic
P.O. Box 9232
Coppell, TX 75019

This space for Recorder's use



Case Nbr: 39949262

Ref Number: 8501433336

Tax ID: 41500680100005

11/17/2023

Property Address:

939 NELSON ST

SEDRO WOOLLEY, WA 98284

WA0M-R-ST39949262 E 9/19/2023 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

TINA K SANDOR-PROVENCHER

Assistant Secretary

855-369-2411

3002 Hackberry Rd

Irving, TX 75064

MIN #: 1000458-1000294403-8 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: TYLER K PEARCY AND LARISSA PEARCY, HUSBAND AND WIFE

Original Trustee: CHICAGO TITLE COMPANY OF WASHINGTON

Date of Deed of Trust: 4/13/2020

Loan Amount: \$332,500.00

Recorded in Skagit County, WA on: 4/21/2020, book N/A, page N/A and instrument number 202004210094


Property Legal Description:


THE EAST 1/2 OF LOT 9 AND ALL OF LOT 10, BLOCK 68, FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 29, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. E 1/2 OF LT 9 & ALL OF LT 10, BLK 68, FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON APN #: P76061/4160-068-010-0005

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 9/19/2023

**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**

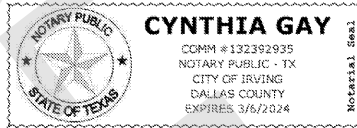
By: 
EMMA F VOGEL, Vice President
State of TX, County of Dallas

By: 
Audrey B Trumble, Authorized Signor

On 9/19/2023, before me, Cynthia Gay, a Notary Public, personally appeared EMMA F VOGEL, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR UMPQUA BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS and Audrey B Trumble, 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: **Cynthia Gay**
My Commission Expires : **3/6/2024**
TX - Signor1 and Trustee Signor (MERS)



UNRECORDED DOCUMENT