

After Recording Return to:

**CoreLogic**  
**P.O. Box 9232**  
**Coppell, TX 75019**

This space for Recorder's use



Case Nbr: 39954145

Ref Number: 8501437367

Tax ID: 49480001470000

11/24/2023

Property Address:

451 TAHOMA ST

MOUNT VERNON, WA 98273

WA0M-R-ST39954145 E 9/26/2023 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

AUDREY B TRUMBLE

Assistant Secretary

855-369-2410

3001 Hackberry Rd

Irving, TX 75063

MIN #: 100045810002982590

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:

**ALYSSIA F BROCK, A SINGLE WOMAN AND GENO A STEMME AND  
JULIE A STEMME, & HUSBAND & WIFE, EACH AS THEIR  
SEPARATE ESTATE**

Original Trustee:

**CHICAGO TITLE COMPANY OF WASHINGTON**

Date of Deed of Trust:

**3/24/2020**

Loan Amount:

**\$165,000.00**

Recorded in Skagit County, WA on: 3/31/2020, book N/A, page N/A and instrument number  
**202003310066**

Property Legal Description:

**FOR APN/PARCEL ID(S): P127249 / 4948-000-147-0000 LOT 147, PLAT OF SKAGIT HIGHLANDS  
DIVISION V (PHASE 2), AS PER PLAT RECORDED ON JANUARY 17, 2008, UNDER AUDITOR'S  
FILE NO. 200801170047, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE  
COUNTY OF SKAGIT, STATE OF WASHINGTON.**

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **9/26/2023**

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

By:   
**Sabrina Wickline, Vice President**

On **9/26/2023**, 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 **Sabrina Wickline, 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: **EMMA VOGEL**  
My Commission Expires : **12/22/2024**  
TX - Signor1 and Trustee Signor (MERS)

