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 Case Nbr: 39956651 Ref Number: 4001033497 Tax ID: P37488 11/26/2023 Property Address: 305 N CENTRAL ST SEDRO WOOLLEY, WA 98284 <small>WA00M-R-ST39956651 E 9/29/2023 LRP001-INT</small>	Recording Requested By: Carrington Mortgage Services Prepared By: Audrey B Trumble Assistant Secretary 855-369-2410 3001 Hackberry Rd Irving, TX 75063
	MIN #: 100350291028561677 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 MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS., 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 INSURANCE COMPANY**.

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 MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**

Made By: **DEREK WIDRICK AND NATASHA L WIDRICK, HUSBAND AND WIFE**

Original Trustee: **CHICAGO TITLE INSURANCE COMPANY**

Date of Deed of Trust: **8/28/2020**

Loan Amount: **\$408,177.00**

Recorded in Skagit County, WA on: 8/31/2020, book N/A, page N/A and instrument number **202008310111**

Property Legal Description:

FOR APN/PARCEL ID(S): P37488 / 350424-0-112-0002 THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 10 FEET EAST AND 915 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE EAST 310 FEET; THENCE NORTH TO THE SOUTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO NELS HODGIN, ET UX, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 442904; THENCE WEST ALONG THE SOUTH LINE OF SAID HODGIN TRACT, 310 FEET TO A POINT 10 FEET EAST OF THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH TO THE POINT OF BEGINNING, EXCEPT THE EAST 206 FEET THEREOF, AND ALSO EXCEPT THE NORTH 24 FEET THEREOF, AND ALSO EXCEPT THE FOLLOWING DESCRIBED PARCEL: THAT PORTION OF NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING 10 FEET EAST AND 972.69 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SUBDIVISION, SAID POINT BEING THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN QUIT CLAIM DEED TO ART SPANSKI AND JUDY SPANSKI, UNDER AUDITOR'S FILE NO. 9512080069; THENCE NORTH 88 DEGREES 30'06" EAST ALONG THE NORTH LINE OF A DISTANCE OF 103.81 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 01 DEGREES 29'54" WEST ALONG THE EAST LINE OF THAT PARCEL DESCRIBED IN STATUTORY WARRANTY DEED TO ART AND JUDY SPANSKI, UNDER AUDITOR'S FILE NO. 9501040033, A DISTANCE OF 12.00 FEET; THENCE SOUTH 88 DEGREES 30'06" WEST, A DISTANCE OF 103.81 FEET TO THE WEST LINE OF SAID SPANSKI PARCEL DESCRIBED IN AUDITOR'S FILE NO. 9501040033; THENCE SOUTH 01 DEGREE 29'54"

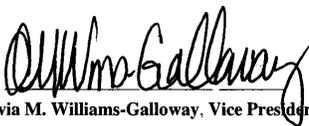
EAST ALONG SAID WEST LINE, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. EXCEPTING THEREFROM THE PROPERTY DESCRIBED ON THE PARTIAL RECONVEYANCE RECORDED ON JULY 25, 2012 AS AUDITOR'S FILE NO. 201207250090. SITUATED IN SKAGIT COUNTY, WASHINGTON.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 9/29/2023

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS., 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: 
Olivia M. Williams-Galloway, Vice President

On 9/29/2023, before me, Cynthia Gay, a Notary Public, personally appeared Cutara A Adley, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS and Olivia M. Williams-Galloway, 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: Cynthia Gay
My Commission Expires : 3/6/2024
TX - Signor1 and Trustee Signor (MERS)

