

After Recording Return to:

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Case Nbr: 39962967

Ref Number: 8501315347

Tax ID: P28864

8/13/2023

Property Address:

16715 Britt Rd

MOUNT VERNON, WA 98273-6594

WA0M-R-ST39962967 E 10/9/2023 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

AUDREY B TRUMBLE

Assistant Secretary

855-369-2410

3001 Hackberry Rd

Irving, TX 75063

MIN #: 100045810001767182

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 GUARDIAN NORTHWEST 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:	BRITTANY LAWLER, AN UNMARRIED PERSON
Original Trustee:	GUARDIAN NORTHWEST TITLE & ESCROW
Date of Deed of Trust:	4/13/2017
Loan Amount:	\$318,250.00

Recorded in Skagit County, WA on: 4/14/2017, book N/A, page N/A and instrument number 201704140155


Property Legal Description:

THAT PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 4 EAST, W. M., LYING NORTH OF THE AS BUILT AND EXISTING COUNTY ROAD, COMMONLY KNOWN AS BRITT'S SLOUGH ROAD, AS ESTABLISHED BY DEED DATED JULY 2, 1958, AND RECORDED JULY 17, 1959, UNDER AUDITOR'S FILE NO. 583299, RECORDS OF SKAGIT COUNTY, WASHINGTON; EXCEPT DITCH AND DIKE RIGHTS OF WAY; AND ALSO EXCEPT THAT PORTION, IF ANY, LYING WEST OF THE WEST OF THE WEST LINE OF THE EAST 65 FEET OF SAID SUBDIVISION.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **10/9/2023**

**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 **10/9/2023**, 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)

