

## RETURN TO:

C. Riggsby  
Orion Financial Group, Inc.  
2860 Exchange Blvd. # 100  
Southlake TX 76092

**SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE**

The undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR UNITED SECURITY FINANCIAL CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, whose address is P.O. Box 2026, Flint MI 48501-2026, hereby acknowledges that the below referenced deed of trust has been paid in full and, in consideration thereof, does hereby cancel and discharge said deed of trust.

Original Trustor: **WILLIAM P WAGNER AND VICKI WAGNER, HUSBAND AND WIFE**

Trustee: PIONEER TITLE OF WASHINGTON

Original Nominee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (MERS) AS DESIGNATED NOMINEE FOR UNITED SECURITY FINANCIAL CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

Date of Deed of Trust: 10.21.2016

Note Amount: \$282,500.00

Date Recorded: October 31, 2016

Book/Page/Instrument Number: File # 201610310259

Property Address: 3107 BRIARWOOD CIRCLE, MOUNT VERNON, WA 98273

IN WITNESS WHEREOF, the said MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR UNITED SECURITY FINANCIAL CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, by the officer duly authorized, has executed the foregoing instrument on 11/13/2023.

WHEREAS, the undersigned MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR UNITED SECURITY FINANCIAL CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS is the present Nominee under said Deed of Trust, and WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in the place and stead of PIONEER TITLE OF WASHINGTON, A Corporation, the original Trustee thereunder, NOW, THEREFORE, the undersigned hereby substitutes NATIONWIDE TRUSTEE SERVICES, INC., a Washington Corporation, as Trustee under said Deed of Trust, and as Substitute Trustee, DOES HEREBY RECONVEY to the person or persons legally entitled thereto, without warranty, all the estate, title, and interest acquired by Trustee under said Deed of Trust. The land referred to in said Deed of Trust is situated in the State of Washington, County of Skagit.



WAGNER \*23072905\*

1218265530 MIN 100584800000442447 MERS Phone 888-679-6377  
WA Skagit BSI/BSI/RLS/STM

## RETURN TO:

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NATIONWIDE TRUSTEE SERVICES, INC., a  
Washington Corporation

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS") AS DESIGNATED NOMINEE FOR  
UNITED SECURITY FINANCIAL CORPORATION,  
BENEFICIARY OF THE SECURITY INSTRUMENT, ITS  
SUCCESSORS AND ASSIGNS



Journie D. Pinson, Vice President

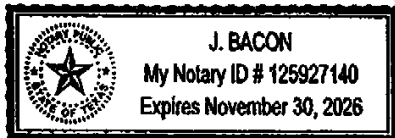
By: 

Yadira Nahir Soto, Assistant Secretary

State of TX  
County of Tarrant

On 11/13/2023 before me, a Notary Public, in and for said county and state, personally appeared Yadira Nahir Soto, Assistant Secretary for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR UNITED SECURITY FINANCIAL CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, (known to me) (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument on behalf of the corporation therein named, and he/she acknowledged to me that such corporation executed the same, and that he/she subscribed the name of said corporation thereto on its behalf.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

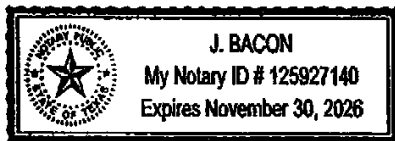


Notary Public, J. Bacon  
My Commission Expires: 11/30/2026

State of TX  
County of Tarrant

On 11/13/2023, before me, a Notary Public, in and for said county and state, personally appeared Journie D. Pinson, Vice President for NATIONWIDE TRUSTEE SERVICES, INC., a Washington Corporation, (known to me) (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument, and he/she acknowledged to me that he/she executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public, J. Bacon  
My Commission Expires: 11/30/2026

\*23072905\*

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