



201609070033

**RECORDING REQUESTED BY AND
AFTER RECORDING MAIL TO:**
UPF WASHINGTON INCORPORATED
12410 E MIRABEAU PKWY #100
SPOKANE VALLEY, WA 99216

Skagit County Auditor \$15.00
9/7/2016 Page 1 of 1 11:43AM

Ref. No. 457564-S (P)

SUBSTITUTION OF TRUSTEE

MIN: 100186300001006517

MERS Phone: 1-888-679-6377

WHEREAS, Guardian Northwest Title is the original Trustee; and the undersigned Mortgage Electronic Registration Systems Inc (MERS), as nominee for Umpqua Bank, beneficiary of the security instrument, its successors and assigns, is the present Beneficiary under that certain Deed of Trust executed by Jack L Cummings and Connie M Cummings, husband and wife, as Trustor(s) on 12/6/2010 and was recorded in the office of the Skagit County Recorder, State of Washington on 12/10/2010 in Book N/A at Page N/A under Recording no. 201012100145, and covers the real property situate in Skagit County, Washington, as described therein.

WHEREAS, the undersigned nominee for the Beneficiary now desires to substitute a new Trustee under said Deed of Trust in the place and stead of said original Trustee:

NOW THEREFORE, the undersigned nominee for the Beneficiary hereby substitutes and appoints UPF WASHINGTON, INCORPORATED, whose address is 12410 E. Mirabeau Parkway Suite 100, Spokane Valley, WA 99216, as Successor Trustee under said Deed of Trust.

Loan #: 1428675548

**MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS INC (MERS), AS NOMINEE FOR UMPQUA
BANK, ITS SUCCESSORS AND ASSIGNS**

DATED 8/26/2016

BY:

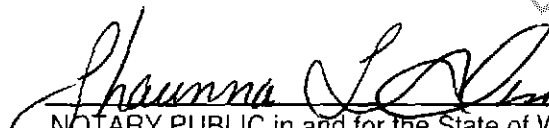

Michelle Steinmetzer, its Vice President

STATE OF WASHINGTON, COUNTY OF SPOKANE

On 08/26/2016, before me, the undersigned Notary Public, personally appeared Michelle Steinmetzer, its Vice President, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument 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 instrument the person(s) or entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public
State of Washington
Shaunna L. Gilbertson
Commission Expires 02-25-2017


NOTARY PUBLIC in and for the State of WASHINGTON
Printed Name: **SHAUNNA L. GILBERTSON**
My commission expires: 2/25/2017