

**Return Address:**  
**Old Republic National Title**  
**Insurance Company**  
**2758 West 7800 South**  
**West Jordan, UT 84088**

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

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| <b>Document Title(s)</b> (or transactions contained therein): (all areas applicable to your document <u>must</u> be filled in)   |  |
| 1. SUBSTITUTION OF TRUSTEE<br>2. DEED OF RECONVEYANCE  |  |
| <b>Reference Number(s) of Documents assigned or released:</b>  |  |
| Original Recording Information: Book ___ Page ___ Pages or Instrument #201303290135  |  |
| Additional reference #'s on page ___ of document   |  |
| <b>Grantor(s)</b> (Last name, first name, initials)  |  |
| 1. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS<br>2. FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON, A WASHINGTON CORPORATION |  |
| Additional names on page ___ of document.  |  |
| <b>Grantee(s)</b> (Last name first, then first name and initials)  |  |
| 1. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY<br>2. SCARPELLI, LEONARD E<br>3. SCARPELLI, KAREN A   |  |
| Additional names on page ___ of document.  |  |
| <b>Legal description</b> (abbreviated: i.e. lot, block, plat or section, township, range)  |  |
| LOT 46 THE MEADOW PHASE 1  |  |
| Additional legal is on page ___ of document.   |  |
| <b>Assessor's Property Tax Parcel/Account Number</b><br>P104979  | <input type="checkbox"/> Assessor Tax # not yet assigned |
| The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.   |  |

WHEN RECORDED, RETURN TO:

OLD REPUBLIC NATIONAL TITLE  
INSURANCE COMPANY  
2758 WEST 7800 SOUTH  
WEST JORDAN, UT 84088

LGT001149D  
124 2001149

SCARPELLI, LEONARD E MERS PHONE: 1-888-679-6377 MIN: 100019912420011499

**SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for Guild Mortgage Company, a California Corporation, beneficiary of the security instrument, its successors and assigns, dated MARCH 25, 2013 made by LEONARD E SCARPELLI AND KAREN A SCARPELLI, HUSBAND AND WIFE as Trustor, to FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON, A WASHINGTON CORPORATION as Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), as designated nominee for Guild Mortgage Company, a California Corporation, beneficiary of the security instrument, its successors and assigns, which Deed of Trust was recorded in SKAGIT COUNTY, WASHINGTON, as Document No. 201303290135 on MARCH 29, 2013 hereby substitutes OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, as Trustee in lieu of the above named Trustee under said deed of Trust. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY hereby accepts said appointment as Trustee under said Deed of Trust and, as successor Trustee, in Accordance with the provisions of said Deed of Trust does hereby reconvey to the PERSON OR PERSONS LEGALLY ENTITLED THERETO, but without warranty, all the estate, title and interest now held by it under said Deed of Trust.

IN WITNESS WHEREOF said duly authorized officers have executed this instrument this MAR 18 2020 and Mar 19, 2020.

Mortgage Electronic Registration Systems,  
Inc. ("MERS"), as designated nominee for  
Guild Mortgage Company, a California  
Corporation, beneficiary of the security  
instrument, its successors and assigns

  
\_\_\_\_\_  
Fidel Garza Jr.  
Assistant Secretary

Old Republic National Title  
Insurance Company

  
\_\_\_\_\_  
Jessica Bartlett  
Assistant Vice President

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2758 WEST 7800 SOUTH  
WEST JORDAN, UT 84088

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SCARPELLI, LEONARD E

BENEFICIARY

*A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.*

State of California )  
County of San Diego )

On MAR 18 2020 before me, Effie Scarpas, Notary Public, personally appeared Fidel Garza Jr., who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

***I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.***

WITNESS my hand and official seal.

Signature  (Seal)  
Effie Scarpas



TRUSTEE

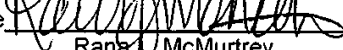
*A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.*

State of Utah )  
County of Salt Lake )

On 3/19/2020 before me, Rana L. McMurtrey, Notary Public, personally appeared Jessica Bartlett, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

***I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.***

WITNESS my hand and official seal.

Signature  (Seal)  
Rana L. McMurtrey

