



**202006090028**

06/09/2020 10:41 AM Pages: 1 of 2 Fees: \$122.50  
Skagit County Auditor

After Recording Return to:  
CoreLogic  
P.O. Box 9232  
Coppell, TX 75019

This space for Recorder's use



Case Nbr: 38111483

Ref Number: 8501417408

Tax ID: 33043210110400

7/10/2020

Property Address:

23436 PALM CREST PL

MOUNT VERNON, WA 98273

WAOM-R-ST38111483 6/4/2020 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

RATANAPHONE VILAYLUETH

Assistant Secretary

855-369-2410

3001 Hackberry Rd

Irving, TX 75063

MIN #: 100045810002785191

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 CHICAGO TITLE COMPANY OF WASHINGTON..

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.  
("MERS"), AS DESIGNATED NOMINEE FOR UMPQUA BANK,  
BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS  
AND ASSIGNS

Made By:

AARON W TAYLOR AND MARY E TAYLOR, HUSBAND AND WIFE

Original Trustee:

CHICAGO TITLE COMPANY OF WASHINGTON.

Date of Deed of Trust:

9/18/2019

Loan Amount:

\$302,000.00

Recorded in Skagit County, WA on: 9/24/2019, book N/A, page N/A and instrument number 201909240036

Property Legal Description:

ORDER NO. : 620039921 FOR APN / PARCEL ID ( S ) : 330432 - 1 - 011 - 0400 ( P17611 ) TRACT 3, SKAGIT COUNTY SHORT PLAT NO. 10 - 85, APPROVED JULY 15, 1985, AND RECORDED JULY 17, 1935, IN VOLUME / OF SHORT PLATS, PAGE 32, UNDER AUDITOR'S FILE NO. 8507170021, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 33 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN. SITUATE IN SKAGIT COUNTY, WASHINGTON.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **6/4/2020**

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

**Nationwide Trustee Services, Inc., A Washington  
Corporation**

By: 22  
**BRANDON PAYNE, Vice President**

State of TX, County of Dallas

By: [Signature]  
**Jessica Delpit, Authorized Signor**

On **6/4/2020**, before me, **AZURE GARZA**, a Notary Public, personally appeared **BRANDON PAYNE, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR UMPQUA BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS** and **Jessica Delpit, Authorized Signor 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.

[Signature]

Notary Public: **AZURE GARZA**  
My Commission Expires : **3/6/2024**

