



**202006090037**

08/09/2020 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: 38069274  
Ref Number: 8501309350

Tax ID: 48980000310000  
6/26/2020

Property Address:  
2602 RIVER VISTA LOOP  
MOUNT VERNON, WA 98273

WA0M-R-ST38069274 6/3/2020 LRP001

Recording Requested By:  
UMPQUA BANK  
Prepared By:  
JESSICA DELPIT  
Assistant Secretary  
855-369-2410  
3001 Hackberry Rd  
Irving, TX 75063

MIN #: 1000458-1000170738-6 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:                      **BILLY SHENG WANG, AN UNMARRIED MAN**  
Original Trustee:            **CHICAGO TITLE COMPANY OF WASHINGTON**

Date of Deed of Trust:      **12/8/2016**  
Loan Amount:                **\$148,000.00**

Recorded in **Skagit County, WA** on: **12/16/2016**, book **N/A**, page **N/A** and instrument number **201612160009**

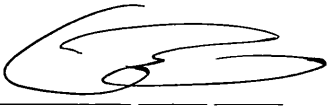
Property Legal Description:  
**LOT 31, REPLAT OF LOTS 1 AND 2, NORTH HILL PUD, LU-06-009, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 22, 2006, UNDER AUDITOR'S FILE NO. 200606220127, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON LOT(S): 31 REPLAT OF LOTS 1 AND 2 NORTH HILL PUD, LU-06-009 APN #: P124731/4898-000-031-0000**

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**

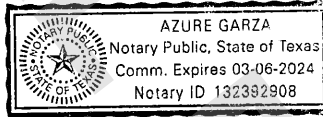
By:   
**RATANAPHONE VILAYLUETH, Vice President**  
State of TX, County of Dallas

By:   
**Audrey B Trumble, Authorized Signor**

On 6/4/2020, before me, **AZURE GARZA**, a Notary Public, personally appeared **RATANAPHONE VILAYLUETH, 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 **Audrey B Trumble, 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.

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



UNRECORDED DOCUMENT