

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

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Case Nbr: 38163798
Ref Number: 8501392046

Tax ID: 34040100210300
7/28/2020

Property Address:
12700 SAWYER COURT
MOUNT VERNON, WA 98273

WA0M-R-ST38163798 6/10/2020 LRP001

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

MIN #: 100045810002532197 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.

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: JUSTIN RAYMOND HUGGINS, AN UNMARRIED PERSON AND JANIS L FEHRER, AN UNMARRIED PERSON, AS TENANTS IN COMMON

Original Trustee: CHICAGO TITLE.

Date of Deed of Trust: 2/15/2019

Loan Amount: \$375,678.00


Recorded in Skagit County, WA on: 2/20/2019, book N/A, page N/A and instrument number 201902200081

Property Legal Description:
LOT A, OF SKAGIT COUNTY SHORT PLAT NO. PL04-0740, AS APPROVED SEPTEMBER 26, 2005, AND RECORDED SEPTEMBER 26, 2005, UNDER AUDITOR'S FILE NO. 200509260210, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 34 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 6/11/2020

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

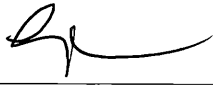
**Nationwide Trustee Services, Inc., A Washington
Corporation**

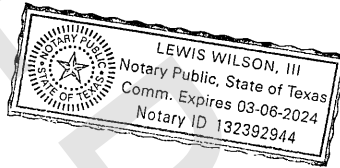
By: 
AZURE GARZA, Vice President
State of TX, County of Dallas

By: 
Jessica Lykins, Authorized Signor

On 6/11/2020, before me, LEWIS WILSON, III, a Notary Public, personally appeared AZURE GARZA, 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 Lykins, 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: **LEWIS WILSON, III**
My Commission Expires : 3/6/2024



UNRECORDED INSTRUMENT