

202007060163

07/06/2020 10:34 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: 38224821

Ref Number: 8501332412

Tax ID: 40771350080200

8/23/2020

Property Address:

1265 MONTERO LANE  
BURLINGTON, WA 98233

WA0M-R-ST38224821 6/30/2020 LRP001

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

MIN #: 100045810001937397

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 **LAND TITLE AND ESCROW**.

**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:                      **WILLIAM LANGLEY, AN UNMARRIED MAN**

Original Trustee:            **LAND TITLE AND ESCROW**

Date of Deed of Trust:      **8/1/2017**

Loan Amount:                **\$280,800.00**

Recorded in **Skagit County, WA** on: **8/1/2017**, book **N/A**, page **N/A** and instrument number **201708010067**

Property Legal Description:

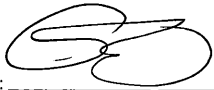
**PARCEL "A": LOT 2 OF CITY OF BURLINGTON SHORT FLAT NO. BURL-3-01, AS APPROVED MARCH 19, 2004, AND RECORDED MARCH 23, 2004, UNDER AUDITOR'S FILE NO. 200403230030, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF LOTS 8,9, AND 10, BLOCK 135, "FIRST ADDITION TO BURLINGTON", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. PARCEL "B": A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS MONTERO LANE AS DELINEATED ON CITY OF BURLINGTON SHORT PLAT NO. BURL-3-01, AS APPROVED MARCH 19, 2004, AND RECORDED MARCH 23, 2004, UNDER AUDITOR'S FILE NO. 200403230030, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF LOTS 8, 9, AND 10, BLOCK 135, "FIRST ADDITION TO BURLINGTON", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.**

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 6/30/2020

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

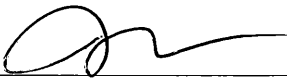
**Nationwide Trustee Services, Inc., A Washington  
Corporation**

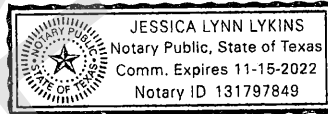
By: 22  
**BRANDON PAYNE, Vice President**  
State of TX, County of Dallas

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

On 6/30/2020, before me, **JESSICA LYNN LYKINS**, 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 **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: **JESSICA LYNN LYKINS**  
My Commission Expires : **11/15/2022**



UNRECORDED DOCUMENT