



202007270158

07/27/2020 11:31 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: 38291918
Ref Number: 8501396650

Tax ID: 46350010020001
9/19/2020

Property Address:
307 E DIVISION ST B
MOUNT VERNON, WA 98274
WA0M-R-ST38291918 7/23/2020 LRP001

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

MIN #: 100045810002577929

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 GUARDIAN NORTHWEST TITLE & 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: PIERO A RODRIGUEZ GARCIA AND SOFIA G COTRINA PERALTA
Original Trustee: GUARDIAN NORTHWEST TITLE & ESCROW
Date of Deed of Trust: 2/22/2019
Loan Amount: \$155,000.00

Recorded in Skagit County, WA on: 2/27/2019, book N/A, page N/A and instrument number 201902270107

Property Legal Description:
THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE OF SKAGIT UNIT B, BUILDING NO. 1, VERNON HEIGHTS CONDOMINIUM, ACCORDING TO DECLARATION THEREOF RECORDED UNDER AUDITOR'S FILE NO. 9408260063, AND ANY AMENDMENTS THERETO, RECORDS OF SKAGIT COUNTY, WASHINGTON AND SURVEY MAP AND PLANS THEREOF IN VOLUME 15 OF PLATS, PAGES 189 THROUGH 194, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON. UNIT B, BLDG 1, VERNON HEIGHTS CONDO APN#: PI 05842 APN #: 4635-001-002-0001

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 7/23/2020

**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**

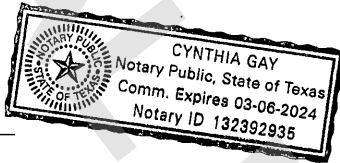
By: 22
BRANDON PAYNE, Vice President
State of TX, County of Dallas

By: [Signature]
Jessica Delpit, Authorized Signor

On 7/23/2020, before me, Cynthia Gay, 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: **Cynthia Gay**
My Commission Expires : 3/6/2024



UNRECORDED DOCUMENT