



202007270159

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: 38289751
Ref Number: 8501385844

Tax ID: 3914-000-019-0008
9/18/2020

Property Address:
1415 WOODLAND PL
MOUNT VERNON, WA 98274
WAOM-R-ST38289751 7/22/2020 LRP001

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

MIN #: 100045810002470380

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 & 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: **SARAH A ESTRELLA AND MARCO ESTRELLA VALERIO, HUSBAND AND WIFE**

Original Trustee: **LAND TITLE & ESCROW**

Date of Deed of Trust: **10/23/2018**

Loan Amount: **\$302,850.00**

Recorded in **Skagit County, WA** on: **10/25/2018**, book **N/A**, page **N/A** and instrument number **201810250058**

Property Legal Description:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF SKAGIT LOT 19, "FOREST ESTATES," AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 53 AND 54, RECORDS OF SKAGIT COUNTY, WASHINGTON, SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON. LOT 19, FOREST ESTATES APN #: 3914-000-019-0008

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

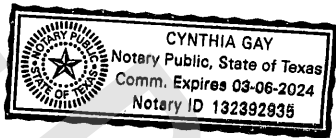
By: 22
BRANDON PAYNE, Vice President
State of TX, County of Dallas

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