



202008040047

08/04/2020 09:59 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: 38297108
Ref Number: 1428502114

Tax ID: 49170000320000
9/21/2020

Property Address:
4531 BROADWAY STREET
MOUNT VERNON, WA 98274
WAQM-R-ST38297108 7/28/2020 LRP001

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

MIN #: 100186300001132164

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 STERLING SAVINGS 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**.

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 STERLING SAVINGS BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**

Made By: **TONI GULLACE, AS HER SEPARATE ESTATE**

Original Trustee: **GUARDIAN NORTHWEST TITLE**

Date of Deed of Trust: **5/20/2011**

Loan Amount: **\$95,000.00**

Recorded in Skagit County, WA on: 5/25/2011, book N/A, page N/A and instrument number **201105250119**

Property Legal Description:

LOT 32, "PLAT OF CEDAR HEIGHTS PUD, PHASE 1", ACCORDING TO THE PLAT THEREOF, RECORDED JANUARY 19, 2007, UNDER AUDITOR'S FILE NO. 200701190116, RECORDS OF SKAGIT COUNTY, WASHINGTON. TAX ACCOUNT NUMBER(S): 4917-000-032-000 (P125728)

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 7/28/2020

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

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

By: _____
**RATANAPHONE VILAYLEUTH, Vice
President**

By: _____
Jessica Delpit, Authorized Signor

State of TX, County of Dallas

On 7/28/2020, before me, Cynthia Gay, a Notary Public, personally appeared RATANAPHONE VILAYLEUTH, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR STERLING SAVINGS 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.

Notary Public: **Cynthia Gay**
My Commission Expires : 3/6/2024

