



202008100016

08/10/2020 08:43 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: 38315294
Ref Number: 8501399089

Tax ID: P52213/3864-005-003-0005
9/28/2020

Property Address:
23152 BUCHANAN PL
MOUNT VERNON, WA 98273
WA0M-R-ST38315294 8/2/2020 LRP001

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

MIN #: 100045810002602214 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 COMPANY OF WASHINGTON.

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: MICHAEL C SCHWEIGERT AND ELLEN L. SCHWEIGERT, HUSBAND AND WIFE
Original Trustee: CHICAGO TITLE COMPANY OF WASHINGTON
Date of Deed of Trust: 3/25/2019
Loan Amount: \$385,700.00

Recorded in Skagit County, WA on: 3/29/2019, book N/A, page N/A and instrument number 201903290012

Property Legal Description:
LOT 3, EXCEPT THE WEST 15.22 FEET THEREOF, AND ALSO THE SOUTH 20 FEET OF LOT 4, ALL IN BLOCK 5 OF BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND TOGETHER WITH THE SOUTH HALF OF THAT CERTAIN 40 FOOT UNOPENED COUNTY RIGHT OF WAY, AS VACATED BY ORDER VACATING COUNTY RIGHT OF WAY RECORDED NOVEMBER 15, 2001, UNDER AUDITOR'S FILE NO. 200111150009, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. PTN. LTS 3 AND 4, BLK 5, BINGHAM ACRES APN #: P62213/3864-005-003-0005

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 8/3/2020

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

By: *JL*
Jessica Lykins, Authorized Signor

On 8/3/2020, before me, **RATANAPHONE VILAYLEUTH**, 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 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.

 Rat

Notary Public: **RATANAPHONE VILAYLEUTH**
My Commission Expires : 3/6/2024

