



202009080031

09/08/2020 09:17 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: 38398696
Ref Number: 8501405208

Tax ID: 49840000240000
10/24/2020

Property Address:
3425 LEANN ST
MOUNT VERNON, WA 98274
WA0M-R-ST38398696 8/31/2020 LRP001

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

MIN #: 100045810002663281 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: ERIC J CHAPIN, MARRIED MAN WHO ACQUIRED TITLE AS AS SINGLE PERSON
Original Trustee: CHICAGO TITLE COMPANY OF WASHINGTON.
Date of Deed of Trust: 5/24/2019
Loan Amount: \$320,800.00


Recorded in Skagit County, WA on: 5/31/2019, book N/A, page N/A and instrument number 201905310044

Property Legal Description:
LOT 24, DIGBY HEIGHTS PH 1, ACCORDING TO THE PLAT THEREOF, RECORDED APRIL 15, 2009. UNDER AUDITOR'S FILE NO. 200904160063, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT. STATE OF WASHINGTON. TAX ACCOUNT NO.: P128464/4984-000-024-0000 LT. 24. DIGBY HEIGHTS PH 1-SKAGIT COUNTY APN #: P128464/4984-000-024-0000

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 8/31/2020

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

By: 
Jessica Lykins, Authorized Signor

On 8/31/2020, 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.



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

