202009080039

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: 38398652

Ref Number: 8501245079

Tax ID:

36023600050009

10/24/2020

Property Address:

11291 SAMISH ISLAND RD BOW, WA 98232

WA0M-R~ST38398652 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 #: 100045810001066270

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: LISA L MCSHANE AND DANIEL P MCSHANE, A MARRIED COUPLE

Original Trustee: GUARDIAN NORTHWEST TITLE & ESCROW

Date of Deed of Trust: 9/11/2015

Loan Amount: \$231,200.00

Recorded in Skagit County, WA on: 10/1/2015, book N/A, page N/A and instrument number

201510010103

Property Legal Description:

ALL THAT PORTION OF GOVERNMENT LOT 3 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M. LYING NORTH OF THE COUNTY ROAD COMMONLY KNOWN AS SAMISH ISLAND ROAD, DESCRIBED AS FOLLOWS; BEGINNING AT A POINT ON THE NORTH LINE OF SAID GOVERNMENT LOT 3, WHICH IS SOUTH 89DEGREES03?30" WEST, 483,43 FEET FROM THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 3; THENCE SOUTH 01DEGREES35'00' EAST AND PARALLEL WITH THE EAST LINE OF SAID GOVERNMENT LOT 3 TO THE NORTHERLY LINE OF THE COUNTY ROAD RIGHT-OF-WAY; THENCE WESTERLY ALONG SAID NORTHERLY LINE OF THE COUNTY ROAD RIGHT-OF-WAY TO A POINT ON THE EAST LINE OF THE WEST 150 FEET OF SAID GOVERNMENT LOT 3; THENCE NORTH ALONG SAID EAST LINE TO A POINT ON THE NORTH LINE OF SAID GOVERNMENT LOT 3; THENCE NORTH 89DEGREES03'30" EAST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 3 TO THE POINT OF BEGINNING. TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 3 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS; COMMENCING AT A POINT ON THE NORTH LINE OF SAID GOVERNMENT LOT 3, WHICH IS SOUTH 89DEGREES03'30" WEST, 483.43 FEET FROM THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 3; THENCE SOUTH 01DEGREES35'00" EAST AND PARALLEL WITH THE EAST LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 323 FEET TO A BOUNDARY CORNER OF THAT AMENDMENT TO GRANT OF CONSERVATION EASEMENT FROM JAMES CLIFFORD SQUIRES, GRANTOR, TO SKAGIT LAND TRUST, A WASHINGTON NONPROFIT CORPORATION, GRANTEE, BY THAT INSTRUMENT RECORDED MARCH 8,2004 UNDER AUDITOR'S FILE NO. 200403080149, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND WHICH POINT IS THE TRUE POINT OF BEGINNING OF THIS PROPERTY DESCRIPTION;

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THENCE CONTINUING SOUTH 0IDEGREES35'00" EAST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 418 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE COUNTY ROAD RIGHT-OF-WAY; THENCE EASTERLY ALONG THE NORTH LINE OF THE COUNTY ROAD RIGHT-OF-WAY TO A POINT WHICH BEARS SOUTH 11DEGREES28'00" EAST, A DISTANCE OF 422 FEET, MORE OR LESS, FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 11DEGREES28'00" WEST, A DISTANCE OF 422 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING OF THIS PROPERTY DESCRIPTION. TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS SHOWN IN DOCUMENT RECORDED ON AUGUST 17, 2015, AS AUDITOR'S FILE NO. 201508170037. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Jessica Lykins, Authorized Signor

State of TX, County of Dallas

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

RATANAPHONE VILAYLEUTH
Notary Public, State of Texas
Comm. Expires 03-08-2024
Notary ID 132392917