



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;

