



202009140011

09/14/2020 08:30 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: 38417310
Ref Number: 8501310359

Tax ID: 60390000120000
10/30/2020
Property Address:
616 TWIN BROOKS DR
MOUNT VERNON, WA 982735008
WA0M-R-ST38417310 9/8/2020 LRP001

Recording Requested By:
UMPQUA BANK
Prepared By:
TINA K SANDOR-PROVENCHER
Assistant Secretary
855-369-2411
3002 Hackberry Rd
Irving, TX 75064

MIN #: 100045810001717450 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 **LAND 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: **BARBARA A LYNN, A SINGLE WOMAN.**

Original Trustee: **LAND TITLE & ESCROW**

Date of Deed of Trust: **2/27/2017**

Loan Amount: **\$269,511.00**

Recorded in **Skagit County, WA** on: **3/2/2017**, book **N/A**, page **N/A** and instrument number **201703020125**

Property Legal Description:

LOT 12, PLAT OF TWIN BROOKS. PHASE 4, LU-05 0247, RECORDED AUGUST 1, 2016, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201608010235, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON. LOT 12, TWIN BROOKS, PHASE 4, LU-05-024, AF # 201608010235. APN # P133350

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 9/8/2020

**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: 22
BRANDON PAYNE, Vice President
State of TX, County of Dallas

By: *Jessica Lykins*
Jessica Lykins, Authorized Signor

On 9/8/2020, before me, JESSICA DELPIT, 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.

 Jessica DelPit
Notary Public: **JESSICA DELPIT**
My Commission Expires : **11/15/2022**

