

202011020097

11/02/2020 11:02 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: 38596357  
Ref Number: 8501414604

Tax ID: 34041640150700  
12/22/2020

Property Address:  
1123 N WAUGH RD  
MOUNT VERNON, WA 98273

WA0-R-ST38596357 10/28/2020 LRP001

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

**SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE**

UMPQUA BANK, 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 INSURANCE COMPANY..

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., AS BENEFICIARY, AS NOMINEE FOR UMPQUA BANK, ITS SUCCESSORS AND ASSIGNS  
Made By: WILLIAM C WADKINS AND ROSANNA E WADKINS, HUSBAND AND WIFE  
Original Trustee: CHICAGO TITLE INSURANCE COMPANY.  
Date of Deed of Trust: 8/16/2019  
Loan Amount: \$410,000.00


Recorded in Skagit County, WA on: 8/26/2019, book N/A, page N/A and instrument number 201908260091

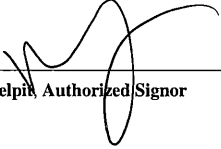
Property Legal Description:  
LOT 4 OF THUNDERBIRD TERRACE SHORT PLAT LAND USE NO. LU04-022 RECORDED MARCH 7, 2005, UNDER AUDITOR'S FILE NO. 200503070126, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN. SITUATED IN SKAGIT COUNTY, WASHINGTON. LT. 4, CITY OF MOUNT VERNON THUNDERBIRD TERRACE SHORT PLAT 200503070126, SKAGIT COUNTY WA APN #: P122561/ 340416-4-015-0700

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **10/28/2020**

**UMPQUA BANK**


**Nationwide Trustee Services, Inc., A Washington Corporation**

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

By:   
**Jessica Delpit, Authorized Signor**

On **10/28/2020**, before me, **LEWIS WILSON, III**, a Notary Public, personally appeared **BRANDON PAYNE, Vice President of UMPQUA BANK** and **Jessica Delpit, 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 of his/her/their free act and deed 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: **LEWIS WILSON, III**  
My Commission Expires : **3/6/2024**

