



202101050076

01/05/2021 11:28 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: **38764106**

Ref Number: **8501406988**

Tax ID: **48130000560000**

2/21/2021

Property Address:

**1503 WILDFLOWER WAY
SEDRO WOOLLEY, WA 98284**

WAQM-R-ST38764106 12/29/2020 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

AUDREY B TRUMBLE

Assistant Secretary

855-369-2410

3001 Hackberry Rd

Irving, TX 75063

MIN #: 100045810002681077

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 BENEFICIARY, AS NOMINEE FOR **UMPQUA BANK, 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**.

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: **SPENCER A COLE, AN UNMARRIED PERSON AND SERENA C SEIGMAN, AN UNMARRIED PERSON**

Original Trustee: **CHICAGO TITLE**

Date of Deed of Trust: **7/11/2019**

Loan Amount: **\$244,949.00**

Recorded in **Skagit County, WA** on: **7/12/2019**, book **N/A**, page **N/A** and instrument number **201907120087**

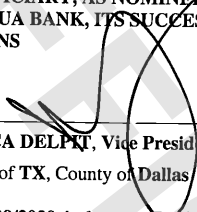
Property Legal Description:


LOT 56, SAUK MOUNTAIN VIEW ESTATES NORTH, PHASE I, WILDFLOWER, ACCORDING TO THE PLAT THEREOF, AS RECORDED MAY 9, 2003, UNDER AUDITOR'S FILE NO. 200305090001, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. LT 56, SAUK MOUNTAIN VIEW ESTATES, PH 1-WILDFLOWER, REC. NO. 200305090001 APN #: P120361/4813-000-056-0000

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 12/29/2020

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR
UMPQUA BANK, ITS SUCCESSORS AND
ASSIGNS**

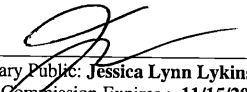
**Nationwide Trustee Services, Inc., A Washington
Corporation**

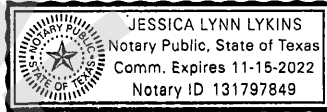
By: 
JESSICA DELPITT, Vice President
State of TX, County of Dallas

By: 
Tina Kaye Sandor-Provencher, Authorized Signor

On 12/29/2020, before me, Jessica Lynn Lykins, a Notary Public, personally appeared JESSICA DELPITT, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR UMPQUA BANK, ITS SUCCESSORS AND ASSIGNS and Tina Kaye Sandor-Provencher, 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: Jessica Lynn Lykins
My Commission Expires : 11/15/2022



UNRECORDED DOCUMENT