



**202101150056**

01/15/2021 11:12 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: 38791005  
Ref Number: 8501231847  
Tax ID: 45930000290008  
3/7/2021  
Property Address:  
12220 MAPLE CREST DR  
BURLINGTON, WA 98233  
WA0M-R-ST38791005 1/11/2021 LRP001

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

MIN #: 100045810000933983 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 COMPANY OF SKAGIT COUNTY.

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: RONALD G BAKER AND GENEVIEVE E BAKER, HUSBAND AND WIFE  
Original Trustee: LAND TITLE COMPANY OF SKAGIT COUNTY  
Date of Deed of Trust: 7/1/2015  
Loan Amount: \$128,500.00


Recorded in Skagit County, WA on: 7/2/2015, book N/A, page N/A and instrument number 201507020126

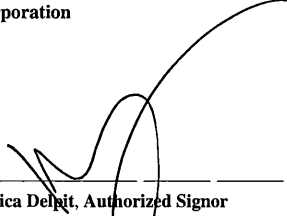
Property Legal Description:  
LOT 29, 'PLAT OF COUNTRY CLUB MEADOWS DIV. NO. 3,' AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 60 AND 61, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT. STATE OF WASHINGTON. LOT 29, COUNTRY CLUB MEADOWS 03. APN #: 4593.000-029-008/PID P102713

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 1/11/2021

**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**  
State of TX, County of Dallas

By:   
**Jessica Delpit, Authorized Signor**

On 1/11/2021, before me, Lewis Wilson III, 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 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 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**

