

202102040066
02/04/2021 10:29 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: 38816382
Ref Number: 8501352955

Tax ID: 48600000130000
3/20/2021

Property Address:
1246 ARREZO DR
SEDRO WOOLLEY, WA 98284

WA0M-R-ST38816382 1/25/2021 LRP001

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

MIN #: 100045810002142518 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 OF SKAGIT.

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: MATTHEW ROUSE,, AN UNMARRIED PERSON, AND JAQUELYN DUNHAM,, AN UNMARRIED PERSON

Original Trustee: LAND TITLE & ESCROW OF SKAGIT

Date of Deed of Trust: 1/2/2018

Loan Amount: \$274,646.00

Recorded in Skagit County, WA on: 1/12/2018, book N/A, page N/A and instrument number 201801120053

Property Legal Description:
LOT 13, "SAUK MOUNTAIN VIEW ESTATES - SOUTH -A PLANNED RESIDENTIAL DEVELOPMENT, PHASE 3, "AS PER PLAT RECORDED ON MAY 26, 2005, UNDER AUDITORS FILE NO. 200595260107. RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON. LOT 13, SAUK MOUNTAIN VIEW ESTATES, SOUTH, PHASE 3. APN#: P122927

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 1/25/2021

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: _____
JESSICA DELPIT, Vice President
State of TX, County of Dallas

By: _____
Jessica Lykins, Authorized Signor

On 1/25/2021, before me, Lewis Wilson III, a Notary Public, personally appeared JESSICA DELPIT, 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.

Notary Public: Lewis Wilson III
My Commission Expires : 3/6/2024

