



202102040069

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: 38845297
Ref Number: 8501282065

Tax ID: 80420000010000
3/28/2021

Property Address:
735 CASCADE PALMS COURT
SEDRO WOOLLEY, WA 98284

WA0M-R-ST38845297 1/29/2021 LRP001

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

MIN #: 100045810001435210 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 GUARDIAN NORTHWEST 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: **CHERYL FROELICH, AN UNMARRIED PERSON.**

Original Trustee: **GUARDIAN NORTHWEST TITLE & ESCROW.**

Date of Deed of Trust: **6/28/2016**

Loan Amount: **\$113,000.00**

Recorded in Skagit County, WA on: 7/1/2016, book N/A, page N/A and instrument number 201607010103


Property Legal Description:

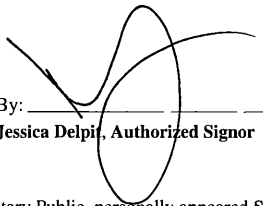
THE LAND REFERRED TO IN THIS REPORT/POLICY IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, AND IS DESCRIBED AS FOLLOWS: UNIT 735, BUILDING 1, "CASCADE PALMS CONDOMINIUM PHASE 1," AS DESCRIBED IN THE DECLARATION OF COVENANTS FOR THE CASCADE PALMS CONDOMINIUM, RECORDED NOVEMBER 3, 2003, UNDER AUDITOR'S FILE NO. 200311030251, AND ANY AMENDMENTS THERETO, AS ALSO SHOWN ON MAP RECORDED NOVEMBER 3, 2003, UNDER AUDITOR'S FILE NO. 200311030250, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID PHASE 1 BEING MULTI-FAMILY SUB LOTS 1, 2, 3 AND 4, PHASE 1, CASCADE PALMS BINDING SITE PLAN NO. 02-973, RECORDED NOVEMBER 12, 2002, UNDER AUDITOR'S FILE NO. 200211120149, RECORDS OF SAID COUNTY AND STATE. SITUATED IN SKAGIT COUNTY, WASHINGTON.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 1/29/2021

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR UMPQUA BANK., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

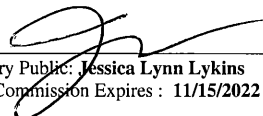
Nationwide Trustee Services, Inc., A Washington Corporation

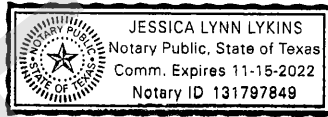
By: 
SABRINA WICKLINE, Vice President
State of TX, County of Dallas

By: 
Jessica Delpit, Authorized Signor

On 1/29/2021, before me, Jessica Lynn Lykins, a Notary Public, personally appeared **SABRINA WICKLINE, 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: **Jessica Lynn Lykins**
My Commission Expires : **11/15/2022**



UNCORRECTED COPY OF DOCUMENT