

03/08/2021 08:58 AM Pages: 1 of 2 Fees: \$122.50 Skagit County Auditor

After Recording Return to: CoreLogic Lien Release, P.O. Box 9232 Coppell, TX 75019

This space for Recorder's use

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Case Nbr: **38907143** Ref Number: **1173400199**

Tax ID: 4/24/2021

Property Address: 1227 JUNIPER PL

MOUNT VERNON, WA 98273-2376

P106478

WA0M-R-ST 38907143 3/1/2021 LRP001

Recording Requested By:

Sun West Mortgage Company, Inc

Prepared By:

AUDREY B TRUMBLE

Assistant Secretary 855-369-2410

3001 Hackberry Rd Irving, TX 75063

MIN #: 100107311734001994

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 SUN WEST MORTGAGE COMPANY, INC., 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 COMMONWEALTH LAND AND TITLE 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 SUN WEST MORTGAGE

COMPANY, INC., ITS SUCCESSORS AND ASSIGNS

Made By: STEVEN JAMES MCCARTER, AS HIS SEPARATE PROPERTY
Original Trustee: COMMONWEALTH LAND AND TITLE COMPANY

Date of Deed of Trust: 2/26/2018

Loan Amount: \$243,082.00

Recorded in Skagit County, WA on: 3/7/2018, book N/A, page N/A and instrument number 201803070044

Property Legal Description:

LOT 13, "THE MEADOW PHASE 11," AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGES 1 THROUGH 7, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 3/1/2021

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR SUN WEST MORTGAGE COMPANY, INC., ITS SUCCESSORS AND ASSIGNS Nationwide Trustee Services, Inc., A Washington Corporation

KENDRICK C ANTHONY, Vice President

Tina Kaye Sandor Provencher, Vice President

State of TX, County of Dallas

On 3/1/2021, before me, TOSHA FREEMAN, a Notary Public, personally appeared KENDRICK C ANTHONY, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR SUN WEST MORTGAGE COMPANY, INC., ITS SUCCESSORS AND ASSIGNS and Tina Kaye Sandor Provencher, Vice President 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.

TOSHA FREEMAN Notary Public, State of Texass Comm. Expires 11-25-2024 Notary ID 11376156

Notary Public: TOSHA PREEMAN My Commission Expires: 11/25/2024