



**202103080029**

03/08/2021 08:58 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: 38797609  
Ref Number: 8501285284

Tax ID: 49630002480000  
3/9/2021

Property Address:  
16913 KOI COURT  
MOUNT VERNON, WA 98274

WA0M-R-ST38797609 3/1/2021 LRP001

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

MIN #: 100045810001467361 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:                      RICK A HILL AND LYNNE M HILL, HUSBAND AND WIFE  
Original Trustee:            GUARDIAN NORTHWEST TITLE & ESCROW  
Date of Deed of Trust:      6/24/2016  
Loan Amount:                \$391,000.00

Recorded in Skagit County, WA on: 6/29/2016, book N/A, page N/A and instrument number 201606290029

Property Legal Description:  
LOT 248, "NOOKACHAMP HILLS PUD PHASES 3 AND 4, PL07-0870", AS PER PLAT RECORDED AS SKAGIT COUNTY AUDITOR'S FILE NO. 200807240089, RECORDS OF SKAGIT COUNTY, WASHINGTON. LOT 248, NOOKACHAMP HILLS PUD PHASES 3 AND 4 APN #: 4963-000-248-0000 (P127801)

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. ("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 M DELPIT, Vice President**  
State of TX, County of Dallas

By: \_\_\_\_\_  
**Lewis Wilson III, Vice President**

On 3/1/2021, before me, Cynthia Gay, a Notary Public, personally appeared **JESSICA M 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 **Lewis Wilson III, 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.

C90

Notary Public: **Cynthia Gay**  
My Commission Expires : **3/6/2024**

