



**202103180110**

03/18/2021 11:07 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: 38933448  
Ref Number: 8501409559

Tax ID: 36040500060011  
5/4/2021

Property Address:  
3015 CAMP 2 RD  
SEDRO WOOLLEY, WA 98284  
WA0M-R-ST38933448 3/12/2021 LRP001

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

MIN #: 100045810002706767 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:                     JUSTIN M MURPHY AND AMY L MURPHY, AS HUSBAND & WIFE  
Original Trustee:         GUARDIAN NORTHWEST TITLE & ESCROW.

Date of Deed of Trust:    6/27/2019  
Loan Amount:             \$316,800.00

Recorded in Skagit County, WA on: 6/28/2019, book N/A, page N/A and instrument number 201906280104


Property Legal Description:  
TRACT 3, OF SHORT PLAT NO. 14-82, APPROVED AUGUST 6, 1982, AND RECORDED AUGUST 9, 1982, IN VOLUME 6 OF SHORT PLATS, PAGE 8, UNDER AUDITOR'S FILE NO. 8208090013, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 3, OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.. SECTION 5, TOWNSHIP 36 NORTH, RANGE 4 EAST; PTN. GOV'T LOT 3 (AKA TR.3 SP #14-82) APN #: P48865 APN #: 360405-0-006-0011

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 3/12/2021

**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:   
**RATANAPHONE M VILAYLUETH, Vice  
President**

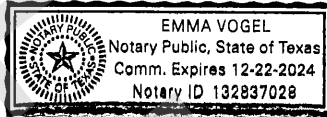
By:   
**Lewis Wilson III, Vice President**

State of TX, County of Dallas

On 3/12/2021, before me, EMMA VOGEL, a Notary Public, personally appeared RATANAPHONE M VILAYLUETH, 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.

  
Notary Public: **EMMA VOGEL**  
My Commission Expires : 12/22/2024



UNRECORDED DOCUMENT