



**202103260055**

03/26/2021 10:30 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: **38948676**  
Ref Number: **8501222260**

Tax ID: **39870000140005**  
5/15/2021

Property Address:  
**10147 RIDGE PL**  
**SEDRO WOOLLEY, WA 98284**

WA0M-R-ST38948676 3/22/2021 LRP001

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

MIN #: 100045810000836939 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 COMPANY OF SKAGIT COUNTY.**

**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: **GEOFFREY W MCCANN AND KIMBERLY A MCCANN, HUSBAND AND WIFE.**

Original Trustee: **LAND TITLE COMPANY OF SKAGIT COUNTY**

Date of Deed of Trust: **3/24/2015**

Loan Amount: **\$289,750.00**

Recorded in **Skagit County, WA** on: **3/25/2015**, book **N/A**, page **N/A** and instrument number **201503250057**

Property Legal Description:

**DESCRIPTION: LOT 14, "PLAT OF ROLLING RIDGE ESTATES NO. I," AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 4 AND 5, RECORDS OF SKAGIT COUNTY, WASHINGTON, SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. TOGETHER WITH A PORTION OF THE NORTHEAST 14 OF THE NORTHWEST 14 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHWEST CORNER OF LOT 14 OF ("PLAT OF ROLLING RIDGE ESTATES NO. 1,") APPROVED ON NOVEMBER 8, 1965 AND RECORDED ON NOVEMBER 9, 1965 UNDER AUDITOR'S FILE NO. 674317; THENCE NORTH 89 DEGREES 36'19" EAST ALONG THE NORTH LINE OF SAID ("PLAT OF ROLLING RIDGE ESTATES NO. 1,") A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 14; THENCE NORTH 0 DEGREES 23'41" WEST A DISTANCE OF 25.00 FEET; THENCE SOUTH 89 DEGREES 36'19" WEST PARALLEL TO SAID NORTH LINE OF ("PLAT OF ROLLING RIDGE ESTATES NO. 1,") A DISTANCE OF 100.41 FEET; THENCE SOUTH 1 DEGREES 21' 17" EAST A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING. SITUATE IN THE 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 3/22/2021

**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 3/22/2021, before me, TOSHA FREEMAN, 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: TOSHA FREEMAN  
My Commission Expires : 11/25/2024

