




202104130038

04/13/2021 09:03 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: 38983932 Ref Number: 8501479649  Tax ID: 49220000020000 6/1/2021 Property Address: 2205 NOBLE AVE MOUNT VERNON, WA 982746043 WA0M-R-ST38983932 4/7/2021 LRP001	Recording Requested By: UMPQUA BANK Prepared By: AUDREY B TRUMBLE Assistant Secretary 855-369-2410 3001 Hackberry Rd Irving, TX 75063
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MIN #: 100045810003399794

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 CHICAGO TITLE COMPANY OF WASHINGTON..

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: DANIEL R GERHARD AND LYNNETTE L GERHARD, A MARRIED COUPLE

Original Trustee: CHICAGO TITLE COMPANY OF WASHINGTON.

Date of Deed of Trust: 12/1/2020

Loan Amount: \$356,000.00

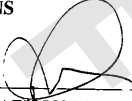
Recorded in Skagit County, WA on: 12/11/2020, book N/A, page N/A and instrument number 202012110162


Property Legal Description:  
THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF SKAGIT: LOT 2, BIG FIR NORTH P.U.D. PHASE I, ACCORDING TO THE PLAT THEREOF, RECORDED MARCH 23, 2007, UNDER AUDITOR'S FILE NO. 200703230073, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON LT. 2, BIG FIR NORTH P.U.D. PH. I TAX ACCOUNT NO.: P126000/4922-000-002-0000 APN #: P126000/4922-000-002-0000

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 4/7/2021

**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**  
State of TX, County of Dallas

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

On 4/7/2021, before me, CUTARA ADLEY, 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: **CUTARA ADLEY**  
My Commission Expires : 11/25/2024

