



**202104220037**

04/22/2021 09:02 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: 38997024  
Ref Number: 8501354315

Tax ID: 39840000020002  
6/11/2021

Property Address:  
19534 RIDGEWOOD DR  
MOUNT VERNON, WA 98274

WA0M-R-ST38997024 4/15/2021 LRP001

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

MIN #: 1000458-1000215610-4 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: TROY MICHAEL JOHNSON AND WENDY ALYCE JOHNSON, HUSBAND AND WIFE

Original Trustee: CHICAGO TITLE COMPANY OF WASHINGTON

Date of Deed of Trust: 1/8/2018

Loan Amount: \$314,204.00


Recorded in Skagit County, WA on: 1/11/2018, book N/A, page N/A and instrument number 201801110048

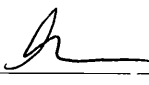
Property Legal Description:  
TRACT 2, "PLAT OF RIDGEWOOD DIVISION NO. 1", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 68 AND 69, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN SKAGIT COUNTY, WASHINGTON. LOT(S); 2 RIDGEWOOD DIV. 1 APN #: P68488/3984-000-002-0002

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **4/15/2021**

**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**

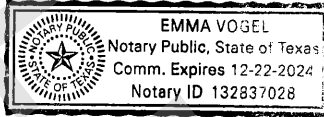
By:   
**SABRINA A WICKLINE, Vice President**  
State of TX, County of Dallas

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

On **4/15/2021**, before me, **EMMA VOGEL**, a Notary Public, personally appeared **SABRINA A WICKLINE, 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 INSTRUMENT