

202105030038
05/03/2021 09:20 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: 39013058
Ref Number: 8501253209

Tax ID: 48680001540000
6/20/2021

Property Address:
17232 BULLTROUT LANE
MOUNT VERNON, WA 98274

WA0M-R-ST39013058 4/26/2021 LRP001

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

MIN #: 100045810001147534 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 BENEFICIARY, AS NOMINEE FOR UMPQUA BANK., 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 AND 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., AS BENEFICIARY, AS NOMINEE FOR UMPQUA BANK., ITS SUCCESSORS AND ASSIGNS
Made By: JOSHUA CASSIDY AND JOSLYN CASSIDY, HUSBAND AND WIFE
Original Trustee: GUARDIAN NORTHWEST TITLE AND ESCROW
Date of Deed of Trust: 10/26/2015
Loan Amount: \$228,000.00

Recorded in Skagit County, WA on: 10/30/2015, book N/A, page N/A and instrument number 201510300102

Property Legal Description:
THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF SKAGIT LOT 154, "NOOKACHAMP HILLS PUD, PHASE IIB", AS PER PLAT RECORDED AUGUST 23, 2005, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200508230082, RECORDS OF SKAGIT COUNTY, WASHINGTON. LOT 154 NOOKACHAMP HILLS P U D. PHASE IIB APN #: 4868-000-154-0000 (P123247)

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 4/26/2021

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR
UMPQUA BANK., ITS SUCCESSORS AND
ASSIGNS**

**Nationwide Trustee Services, Inc., A Washington
Corporation**

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

By: _____
Jessica Delpit, Authorized Signor

State of TX, County of Dallas

On 4/26/2021, before me, CUTARA ADLEY, a Notary Public, personally appeared RATANAPHONE M VILAYLUETH, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR UMPQUA BANK., ITS SUCCESSORS AND ASSIGNS and Jessica Delpit, Authorized Signor 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.

S

Notary Public: CUTARA ADLEY
My Commission Expires : 11/25/2024

