

After Recording Return to:

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Case Nbr: 39121202  
Ref Number: 1430121218Tax ID: 36030120060400  
8/27/2021Property Address:  
17346 BEAR CREEK RD  
BELLINGHAM, WA 98229

WA0M-R-ST39121202 E 7/8/2021 LRP001

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

MIN #: 100186300001862802 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 STERLING SAVINGS BANK DBA STERLING 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 INSURANCE COMPANY.

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 STERLING SAVINGS BANK DBA STERLING BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS
Made By:	ABRAHAM DAVIS AND LINDSAY DAVIS, A MARRIED COUPLE
Original Trustee:	CHICAGO TITLE INSURANCE COMPANY
Date of Deed of Trust:	5/9/2013
Loan Amount:	\$266,000.00

Recorded in Skagit County, WA on: 5/10/2013, book N/A, page N/A and instrument number 201305100107

Property Legal Description:

FOR APN/PARCEL ID(S): P47538 360301-2-006-0400 PARCEL A: THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, LYING SOUTHERLY OF BEAR CREEK AND SOUTHWESTERLY OF LAKE SARNISH COUNTY ROAD. AS SAID ROAD EXISTED ON DECEMBER 20, 1973, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING IRON PIPE AT THE CENTER OF SAID SECTION 1; THENCE NORTH 89DEGREES05'07" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 129.04 FEET TO THE INTERSECTION WITH THE SOUTHWESTERLY MARGIN OF SAID LAKE SAMISH COUNTY ROAD AND THE TRUE POINT OF BEGINNING; THENCE NORTH 40DEGREES00'42" WEST, ALONG SAID SOUTHWESTERLY MARGIN 684.67 FEET; THENCE SOUTH 63DEGREES51'22" WEST, 245.96 FEET; THENCE SOUTH 5DEGREES38'04" WEST, 406.79 FEET TO SAID SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 89DEGREES05'07" EAST, ALONG SAID SOUTH LINE, 701.03 FEET TO THE POINT OF BEGINNING. ALSO SHOWN AS TRACT B OF SURVEY RECORDED IN VOLUME 1 OF SURVEYS, PAGE 49, UNDER AUDITORS FILE NO. 798659. RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON PARCEL B: A NON-EXCLUSIVE EASEMENT FOR WELL WATER AND WATER LINE AS MORE FULLY SET FORTH IN THAT CERTAIN DOCUMENT RECORDED JUNE 16, 1975, UNDER AUDITORS FILE NO. 819029, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 7/8/2021

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR STERLING SAVINGS BANK DBA STERLING BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**      **Nationwide Trustee Services, Inc., A Washington Corporation**


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

By:   
**Cynthia Gay, Vice President**

State of **TX**, County of **Dallas**

On 7/8/2021, before me, **Sabrina Wickline**, a Notary Public, personally appeared **RATANAPHONE M VILAYLUETH, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR STERLING SAVINGS BANK DBA STERLING BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS** and **Cynthia Gay, 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: **Sabrina Wickline**  
My Commission Expires : **5/15/2024**

