

After Recording Return to:

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Coppell, TX 75019

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Case Nbr: 39188964

Ref Number: 8501477185

Tax ID: 38820000050002

10/9/2021

Property Address:

17243 GARDEN RIDGE LN
MOUNT VERNON, WA 982748338

WA0M-R-ST39188964 E 8/17/2021 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

AUDREY B TRUMBLE

Assistant Secretary

855-369-2410

3001 Hackberry Rd

Irving, TX 75063

MIN #: 100045810003375273

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 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., AS BENEFICIARY, AS NOMINEE FOR UMPQUA BANK, ITS SUCCESSORS AND ASSIGNS

Made By: TRACI BALLIF, WHO ACQUIRED TITLE AS TRACI M PETERSON-HOUGAN AND JAMES M BALLIF, A MARRIED COUPLE AND JAMES BALLIF, A MARRIED COUPLE

Original Trustee: CHICAGO TITLE COMPANY OF WASHINGTON

Date of Deed of Trust: 12/15/2020

Loan Amount: \$126,100.00

Recorded in Skagit County, WA on: 12/21/2020, book N/A, page N/A and instrument number 202012210169

Property Legal Description:

LOT 5, EXCEPT THE NORTHERLY 30 FEET OF SAID LOT 5 "PLATS OF CHEASTYS BIG LAKE TRACTS, SKAGIT COUNTY, WASHINGTON", ACCORDING TO THE RECORDED PLAT THEREOF IN VOLUME 4 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON . SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. LOT (S): PTN, 5 CHEASTYS BIG LAKE TRACTS APN #: P64393/3882-000-005-0002

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 8/17/2021

**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: 
Sabrina Wickline, Vice President

State of TX, County of Dallas

On 8/17/2021, before me, Cynthia Gay, 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 Sabrina Wickline, 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: Cynthia Gay
My Commission Expires : 3/6/2024

