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Coppell, TX 75019

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Case Nbr: 39211774

Ref Number: 8501283730

Tax ID: 48130000040000

10/24/2021

Property Address:

1740 STARFLOWER LANE  
SEDRO WOOLLEY, WA 98284

WA0M-R-ST39211774 E 8/30/2021 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

TINA K SANDOR-PROVENCER

Assistant Secretary

855-369-2411

3002 Hackberry Rd

Irving, TX 75064

MIN #: 10004580001451829

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 **GUARDIAN NORTHWEST TITLE & 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. ("MERS"), AS DESIGNATED NOMINEE FOR UMPQUA BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**

Made By:                      **JOHN DAVID LYNN AND STEPHANIE K. LYNN, HUSBAND & WIFE**

Original Trustee:            **GUARDIAN NORTHWEST TITLE & ESCROW**

Date of Deed of Trust:      **7/14/2016**

Loan Amount:                **\$129,000.00**

Recorded in **Skagit County, WA** on: **7/21/2016**, book **N/A**, page **N/A** and instrument number **201607210043**

Property Legal Description:


**LOT 4, "PLAT OF SAUK MOUNTAIN VIEW ESTATES NORTH, PHASE I, WILDFLOWER", ACCORDING TO THE PLAT THEREOF, RECORDED MAY 9, 2003 UNDER AUDITOR'S FILE NO.200305090001, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN SKAGIT COUNTY, WASHINGTON. LOT 4, SAUK MOUNTAIN VIEW NORTH PHASE 1, WILDFLOWER APN #: 4813-000-004-0000 (P120309)**

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **8/30/2021**

**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:   
**AUDREY B TRUMBLE, Vice President**  
State of **TX**, County of **Dallas**

By:   
**Stephanie D Dorsey, Authorized Signor**

On **8/30/2021**, before me, **Sabrina Wickline**, a Notary Public, personally appeared **AUDREY B TRUMBLE, 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 **Stephanie D Dorsey, 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.

  
\_\_\_\_\_  
Notary Public: **Sabrina Wickline**  
My Commission Expires : **5/15/2024**

