

After Recording Return to:
CoreLogic
P.O. Box 9232
Coppell, TX 75019

This space for Recorder's use



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 8/30/2021 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

****Re-recording of instrument number 202108180018 recorded on 08/18/2021 in order to CORRECT THE NAME OF THE BORROWER.**

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-HOUGEN 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 **8/30/2021**

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

Nationwide Trustee Services, Inc., A Washington Corporation

By: 


By: 

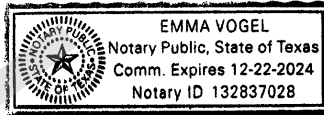
SABRINA A WICKLINE, Vice President
State of TX, County of Dallas

Ratanaphone Vilayleuth, Vice President

On **8/30/2021**, before me, **EMMA VOGEL**, a Notary Public, personally appeared **SABRINA A WICKLINE, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR UMPQUA BANK, ITS SUCCESSORS AND ASSIGNS** and **Ratanaphone Vilayleuth, 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 DOCUMENT