

After Recording Return to:

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Coppell, TX 75019

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Case Nbr: 39354120

Ref Number: 8501476087

Tax ID: 48130000560000

1/23/2022

Property Address:

1503 WILDFLOWER WAY
SEDRO WOOLLEY, WA 98284

WA0M-R-ST39354120 E 11/30/2021 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

AUDREY B TRUMBLE

Assistant Secretary

855-369-2410

3001 Hackberry Rd

Irving, TX 75063

MIN #: 100045810003364343

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 **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 UMPQUA BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**

Made By: **SPENCER A COLE AND SERENA C COLE, A MARRIED COUPLE**

Original Trustee: **CHICAGO TITLE INSURANCE COMPANY**

Date of Deed of Trust: **12/10/2020**

Loan Amount: **\$254,040.00**

Recorded in **Skagit County, WA** on: **12/23/2020**, book **N/A**, page **N/A** and instrument number **202012230107**


Property Legal Description:

LOT 56, SAUK MOUNTAIN VIEW ESTATES NORTH, PHASE I, WILDFLOWER, ACCORDING TO THE PLAT THEREOF, AS RECORDED MAY 9, 2003, UNDER AUDITOR'S FILE NO. 200305090001, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. LOT(S): 56 SAUK MOUNTAIN VIEW EST NORTH PH I. APN#: PI20361 / 4813-000-056-0000

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 11/30/2021

**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**

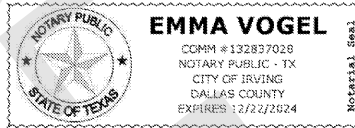
By: 
NAIMA SMAIR, Vice President
State of TX, County of Dallas

By: 
Cynthia Gay, Vice President

On 11/30/2021, before me, EMMA VOGEL, a Notary Public, personally appeared NAIMA SMAIR, 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 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: **EMMA VOGEL**
My Commission Expires : **12/22/2024**
TX - Signor1 and Trustee Signor (MERS)



UNREGISTERED DOCUMENT