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Case Nbr: 39439044

Ref Number: 8501292317

Tax ID: 41350420100000

4/5/2022

Property Address:

18398 S W VIEW ROAD
MOUNT VERNON, WA 98274

WA0M-R-ST39439044 E 2/10/2022 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

AUDREY B TRUMBLE

Assistant Secretary

855-369-2410

3001 Hackberry Rd

Irving, TX 75063

MIN #: 100045810001537429

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

Made By: E. JACKSON GOING III AND MARY KAY GOING, AS TRUSTEES OF THE GOING FAMILY REVOCABLE TRUST DATED 03/27/2015.

Original Trustee: CHICAGO TITLE COMPANY OF WASHINGTON.

Date of Deed of Trust: 8/19/2016

Loan Amount: \$416,250.00

Recorded in Skagit County, WA on: 8/22/2016, book N/A, page N/A and instrument number 201608220159

Property Legal Description:

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS: FOR APN/ PARCEL ID(S): 74678/4135-042-010-0000 PARCEL A: LOTS,8, 9, AND 10, BLOCK 42, -PLAT OF THE TOWN OF MONTBOME, SKAGIT COUNTY, WASHINGTON", AS PER THE PLAT RECORDED IN VOLUME 2 OF PLATS. PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THAT PORTION OF VACATED LAKESIDE BOULEVARD ADJOINING, EXCEPT THE NORTHEASTERLY 40 FEET OF SAID PREMISES CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED DATED JULY 2,1941. RECORDED JULY 22, 1941, UNDER AUDITOR'S FILE NO. 341,750, AND RECORDED IN VOLUME 184 OF DEEDS, PAGE 341. ALSO SHOWN OF RECORD AS THE BACON TRACT ON THAT CERTAIN BOUNDARY LINE ADJUSTMENT SURVEY RECORDED ON NOVEMBER 14, 2007, UNDER AUDITOR'S FILE NO. 200711140089. SITUATE IN SKAGIT COUNTY, WASHINGTON PARCEL B: THAT PORTION OF THE 100 FOOT W/DE RAILROAD RIGHT OF WAY COMMONLY KNOWN AS THE NORTHERN PACIFIC RAILWAY (AND ORIGINALLY CONVEYED TO THE SEATTLE LAKE SHORE AND EASTERN RASWAY), LYING WESTERLY OF LINE "RR" DESCRIBED BELOW AND BETWEEN THO NORTHEASTERLY EXTENSIONS OF BOTH THE NORTHWESTERLY AND SOUTHEASTERLY LINES OF THAT CERTAIN TRACT OF LAND IN BLOCK 42 AND VACATED LAKESIDE BOULEVARD OF "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON", AS PER THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON, CONVEYED TO JEFFERY P. BELL, ET UX, BY DEED RECORDED JULY 31,1986, UNDER AUDITOR'S RE NO. 8407310016. LINE 'RR': BEGIN AT A POINT ON THE NORTH LINE OF THE SOUTH HALF OF GOVERNMENT LOT 6 OF SECTION 6, TOWNSHIP 33. NORTH. RANGE 5 EAST

W.M., WHICH IS MIDWAY BETWEEN THE CENTERLINE OF THE ORIGINAL 100 FOOT WIDE RIGHT OF WAY OF THE SEATTLE LAKE SHORE AND EASTERN RAILWAY AND THE CENTERLINE OF THE LAST MAINLINE TRACT OF THE NORTHERN PACIFIC RAILWAY AS IT EXISTED IN 1970; THENCE NORTHERLY ON A LINE DRAWN MIDWAY BETWEEN THE CENTERLINE OF THE ABOVE DESCRIBED MAINLINE TRACK TO THE POINT OF INTERSECTION OF SAID CENTERLINES, SAID POINT BEING THE TERMINUS OF THIS LINE DESCRIPTION. SITUATE IN SKAGIT COUNTY, WASHINGTON.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 2/10/2022

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: *Olivia M Williams-Galloway*
OLIVIA M WILLIAMS-GALLOWAY, Vice President
State of TX, County of Dallas

By: *Emma F Vogel*
EMMA F VOGEL, Agent and Attorney in Fact through Power of Attorney

On 2/10/2022, before me, Ratanaphone Vilayleuth, a Notary Public, personally appeared OLIVIA M WILLIAMS-GALLOWAY, 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 EMMA F VOGEL, Agent and Attorney in Fact through Power of Attorney 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.

Ratanaphone Vilayleuth
Notary Public: Ratanaphone Vilayleuth
My Commission Expires : 3/6/2024
TX - Signor1 and Trustee Signor (MERS)

