

After Recording Return to:

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Coppell, TX 75019

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Case Nbr: 39511713

Ref Number: 8501390943

Tax ID: 37600020160002

5/29/2022

Property Address:

202 EVERGREEN ST
MOUNT VERNON, WA 98273

WA0M-R-ST39511713 E 4/1/2022 LRP001

Recording Requested By:
UMPQUA BANK
Prepared By:
AUDREY B TRUMBLE
Assistant Secretary
855-369-2410
3001 Hackberry Rd
Irving, TX 75063

MIN #: 100045810002521190

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 CO..

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:	CHRISTINE BALDWIN, SINGLE WOMAN.
Original Trustee:	GUARDIAN NORTHWEST TITLE CO.
Date of Deed of Trust:	12/20/2018
Loan Amount:	\$260,000.00

Recorded in Skagit County, WA on: 12/20/2018, book N/A, page N/A and instrument number 201812200067

Property Legal Description:

LOT 18, BLOCK 2, "STORIE & CARPENTER'S ADDITION TO THE CITY OF MT. VERNON", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 58, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN SKAGIT COUNTY, WASHINGTON. LOT 16, BLOCK 2, STORIE & CARPENTER'S ADDITION PARCEL NO. P54409 ,3760-002-016-0002 APN#: P54409 APN#: 3760-002-016-0002

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 4/1/2022

**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: 
**RATANAPHONE M VILAYLUETH, Vice
President**

By: 
Cynthia Gay, Vice President

State of TX, County of Dallas

On 4/1/2022, before me, EMMA VOGEL, a Notary Public, personally appeared RATANAPHONE M VILAYLUETH, 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)

