

After Recording Return to:

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Coppell, TX 75019

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Case Nbr: 39557498

Ref Number: 8501260917

Tax ID: 49290001570000

7/8/2022

Property Address:

934 DALLAS STREET  
MOUNT VERNON, WA 98274

WA0M-R-ST39557498 E 5/13/2022 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

AUDREY B TRUMBLE

Assistant Secretary

855-369-2410

3001 Hackberry Rd

Irving, TX 75063

MIN #: 1000458-1000122447-3 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:                      **STEPHANIE A STRZYZYNSKI, A SINGLE WOMAN**

Original Trustee:           **CHICAGO TITLE COMPANY OF WASHINGTON**

Date of Deed of Trust:     **12/29/2015**

Loan Amount:              **\$235,653.00**

Recorded in **Skagit County, WA** on: **12/30/2015**, book **N/A**, page **N/A** and instrument number **201512300028**

Property Legal Description:

**LOT. 157, PLAT OF CEDAR HEIGHTS PUD 1, PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED MAY 31, 2007, UNDER AUDITOR'S FILE NO. 200705310138, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON LOT(S): 157 CEDAR HEIGHTS PUD 1 PH 1 APN#: P126212 / 4929-000-157-0000**

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 5/13/2022


**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, Vice President**

State of TX, County of Dallas

By: 

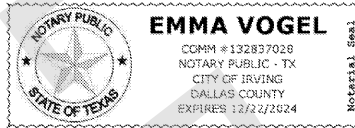
**Ratanaphone Vilayleuth, Vice President**

On 5/13/2022, before me, EMMA VOGEL, 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 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**  
TX - Signor1 and Trustee Signor (MERS)



UNRECORDED DOCUMENT