

After Recording Return to:

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Case Nbr: 39626074

Ref Number: 8501432313

Tax ID: 34042130380100

9/17/2022

Property Address:

1025 S 30TH ST

MOUNT VERNON, WA 98274

WA0M-R-ST39626074 E 7/21/2022 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

AUDREY B TRUMBLE

Assistant Secretary

855-369-2410

3001 Hackberry Rd

Irving, TX 75063

MIN #: 100045810002934054

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: **RENEE N. AVERY, AS A SEPARATE ESTATE**

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

Date of Deed of Trust: **2/14/2020**

Loan Amount: **\$198,000.00**

Recorded in **Skagit County, WA** on: **2/26/2020**, book **N/A**, page **N/A** and instrument number **202002260080**

Property Legal Description:


LOT 4 OF MOUNT VERNON SHORT PLAT NO. 4-95, APPROVED JULY 28,1995, RECORDED JULY 28,1995, IN VOLUME 12 OF SHORT PLATS, PAGES 7 AND 8, UNDER AUDTIOR'S FILE NO. 9507280019, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. EXCEPT THE NORTH 267.83 FEET OF SAID LOT 4, NOW PLATTED AS A PORTION OF "PLAT OF EAST SECTION HEIGHTS". SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. LOT(S): PTN. 4, SKAGIT COUNTY SHORT PLAT NO. MV-4-95 APN#: P107742 / 340421-3-038-0100

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 7/21/2022

**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: 
Lewis Wilson III, Vice President

State of TX, County of Dallas

On 7/21/2022, 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 Lewis Wilson III, 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)

