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Case Nbr: 39685681

Ref Number: 1428680076

Tax ID: 39140000070002

11/28/2022

Property Address:

3710 N WOODLAND DRIVE
MOUNT VERNON, WA 982740000

WA0M-R-ST39685681 E 10/3/2022 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

SABRINA A WICKLINE

Assistant Secretary

855-369-2410

3001 Hackberry Rd

Irving, TX 75063

MIN #: 1001863-0000100377-9 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 NOMINEE FOR STERLING SAVINGS BANK, 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 FIRST AMERICAN TITLE INSURANCE OF SKAGIT COUNTY.

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 STERLING SAVINGS BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

Made By: ROBERT R. ANDERSON AND CAROLYN M. ANDERSON, HUSBAND AND WIFE

Original Trustee: FIRST AMERICAN TITLE INSURANCE OF SKAGIT COUNTY

Date of Deed of Trust: 12/23/2010

Loan Amount: \$182,000.00

Recorded in Skagit County, WA on: 12/30/2010, book N/A, page N/A and instrument number 201012300125

Property Legal Description:

THE LAND REFERRED TO IN THIS REPORT/POLICY IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, AND IS DESCRIBED AS FOLLOWS: PARCEL "A" LOT 7, "FOREST ESTATES", AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 53 AND 54, RECORDS OF SKAGIT COUNTY, WASHINGTON. PARCEL "B" A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 7 OF THE PLAT OF FOREST ESTATES, APPROVED ON JUNE 3, 1963, AND RECORDED ON AUGUST 5, 1963 IN VOLUME 8 OF PLATS, AT PAGES 53 AND 54, RECORDS OF SKAGIT COUNTY, WA; THENCE NORTH 0 DEGREES 16'01" EAST ALONG THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 165.04 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF TRACT "B" OF THE PLAT OF CANDLE RIDGE APPROVED ON OCTOBER 14, 1993 AND RECORDED ON OCTOBER 19, 1993 UNDER AUDITOR'S FILE NO. 9310190064 RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 88 DEGREES 59'36" WEST, ALONG THE SOUTH LINE OF SAID TRACT "B", A DISTANCE OF 165.50 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "B"; THENCE SOUTH 1 DEGREES 00'24" EAST ALONG THE SOUTHERLY PROJECTION OF THE WEST LINE OF SAID TRACT "B", A DISTANCE OF 165.00 FEET TO THE NORTH LINE OF SAID FOREST ESTATES; THENCE NORTH 88 DEGREES 59'36" EAST ALONG THE NORTH LINE OF SAID FOREST ESTATES A DISTANCE OF 161.83 FEET TO THE POINT OF BEGINNING.

