UNOFFICIAL DOCUMENT

202006080014
05/08/2020 08:33 AM Pages: 1 of 2 Fees: $122.50
Skagit County Auditor

After Recording Return to:
CoreLogic
P.O. Box 9232
Coppell, TX 75019

This space for Recorder's use

Case Nbr: 38135544
Ref Number: 8501439533

Tax ID: 60090000000017
7/18/2020
Property Address:
1527 E GATEWAY HEIGHTS LP
SEDRO WOOLLEY, WA 98284
WA0M-R-ST38135544 6/4/2020 LRP001

Recording Requested By:
UMPQUA BANK
Prepared By:
TINA K SANDOR-PROVENCHER
Assistant Secretary
855-369-2411
3002 Hackberry Rd
Irving, TX 75064

MIN #: 100045810003002976 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 **FIDELITY NATIONAL TITLE COMPANY OF OREGON**.

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:	**KEN WILMS AND KELSIE WILMS, HUSBAND AND WIFE**
Original Trustee:	**FIDELITY NATIONAL TITLE COMPANY OF OREGON**
Date of Deed of Trust:	**3/23/2020**
Loan Amount:	**$276,000.00**

Recorded in **Skagit County, WA** on: **3/30/2020**, book **N/A**, page **N/A** and instrument number **202003300062**

Property Legal Description:
LOT 17 SAUK MOUNTAIN VIEW ESTATES NORTH-A PLANNED RESIDENTIAL DEVELOPMENT-PHASE IV, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22, 2012 UNDER AUDITORS FILE NO. 201203220011. RECORDS OF SKAGIT COUNTY, WASHINGTON. 17 SAUK MOUNTAIN VIEW ESTATES NORTH PRD PH IV APN #: P131062

UNOFFICIAL DOCUMENT

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **6/4/2020**

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

By: _____

BRANDON PAYNE, Vice President

Nationwide Trustee Services, Inc., A Washington Corporation

By: _____

Jessica Delpit, Authorized Signor

State of **TX**, County of **Dallas**

On **6/4/2020**, before me, **AZURE GARZA**, a Notary Public, personally appeared **BRANDON PAYNE, 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 **Jessica Delpit, Authorized Signor** 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.

AZURE GARZA
Notary Public, State of Texas
Comm. Expires 03-06-2024
Notary ID 132392908

Notary Public: **AZURE GARZA**
My Commission Expires : **3/6/2024**