UNOFFICIAL DOCUMENT

202104060042
04/08/2021 10:47 AM Pages: 1 of 3 Fees: $123.50
Skagit County Auditor

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

This space for Recorder's use

Case Nbr: **38961748**
Ref Number: **8501440806**

Tax ID: **33041600110006**
5/22/2021
Property Address:
20468 DAISY LN
MOUNT VERNON, WA 98274
WA0M-R-ST38961748 3/26/2021 LRP001

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

MIN #: 100045810003015705 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:	**JAMES CHAPIN AND STACY CHAPIN, HUSBAND AND WIFE**
Original Trustee:	**CHICAGO TITLE COMPANY OF WASHINGTON.**
Date of Deed of Trust:	**4/15/2020**
Loan Amount:	**$357,000.00**

Recorded in **Skagit County**, **WA** on: **4/22/2020**, book **N/A**, page **N/A** and instrument number **202004220028**

Property Legal Description:
FOR APN/PARCEL ID(S): P16647/330416-0-011-0006 AND P16702/330416-4-001-0109 PARCEL "A": THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH ALONG THE WEST LINE THEREOF 585 FEET; THENCE WEST 219 FEET, MORE OR LESS, TO THE EAST LINE OF THE COUNTY ROAD AS IT EXISTED ON JULY 23, 1957; THENCE NORTH 13 DEGREES 25' EAST ALONG THE EASTERLY LINE OF SAID ROAD 129.5 FEET; THENCE NORTH 60 DEGREES EAST 25 FEET; THENCE SOUTH 72 DEGREES 21' EAST 178.5 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, WHICH IS THE TRUE POINT OF BEGINNING; THENCE SOUTHEASTERLY TO A POINT WHICH IS 50 DEGREES EAST OF THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (MEASURED AT RIGHT ANGLES) AND 120 FEET NORTH OF THE NORTH LINE OF THAT CERTAIN TRACT BEING SOLD ON CONTRACT TO EDWARD JOHNSON, ET UX, BY INSTRUMENT DATED APRIL 5, 1963, RECORDED APRIL 5, 1963, UNDER AUDITOR'S FILE NO. 634188; THENCE SOUTH PARALLEL WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, 120 FEET TO SAID NORTH LINE OF THE JOHNSON TRACT; THENCE WEST ALONG THE NORTH LINE OF THE JOHNSON TRACT 50 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH ALONG SAID WEST LINE TO THE TRUE POINT OF BEGINNING; EXCEPT THAT PORTION THEREOF CONVEYED TO EDWARD H. JOHNSON, ET UX, BY DEED RECORDED AS AUDITORS FILE NO. 8803010018. PARCEL "B": THE NORTH 1/2 OF THE FOLLOWING DESCRIBED PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH ALONG THE QUARTER SECTION LINE 465 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 10' WEST 215 FEET, MORE OR LESS, TO THE EASTERLY LINE OF THE COUNTY ROAD; THENCE NORTHERLY ALONG THE EASTERLY LINE OF THE COUNTY ROAD 110 FEET, MORE OR LESS, TO A POINT 219 FEET WEST OF A POINT ON THE SAID QUARTER SECTION LINE WHICH IS 585 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE EAST TO SAID POINT 585 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH ALONG SAID QUARTER SECTION LINE 120 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING. PARCEL "C": THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SUBDIVISION 585 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE WEST 219 FEET, MORE OR LESS, TO THE EAST LINE OF THE PRESENT COUNTY ROAD; THENCE NORTH 13 DEGREES 35' EAST ALONG THE EASTERLY LINE AS SAID COUNTY ROAD, 129.5 FEET; THENCE NORTH 60 DEGREES EAST 25 FEET; THENCE SOUTH 72 DEGREES 21' EAST 178.5 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID SUBDIVISION; THENCE SOUTH ALONG SAID SUBDIVISION LINE 110 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. PARCEL "D": THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 1 DEGREES 06'44" EAST ALONG THE WEST LINE OF SAID SUBDIVISION FOR 515.12 FEET; THENCE NORTH 89 DEGREES 51'26" EAST FOR 50.01 FEET TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND SOLD TO DICK SOUTH UNDER AUDITOR'S FILE NO. 678763 AND TRUE POINT OF BEGINNING; THENCE NORTH 1 DEGREES 06'44" EAST FOR 120.00 FEET ALONG THE EAST LINE OF SAID SOUTH TRACT; THENCE NORTH 52 DEGREES 21'21" WEST FOR 62.23 FEET TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 ALSO BEING THE POINT OF BEGINNING OF THAT TRACT DESCRIBED UNDER AUDITOR'S FILE NO. 678763; THENCE NORTH 1 DEGREES 06'44" EAST ALONG THE WEST LINE OF SAID SUBDIVISION FOR 51.07 FEET TO THE SOUTH FINE OF THE LAKE SIXTEEN ROAD AS DESCRIBED UNDER AUDITOR'S FILE NO. 690228; THENCE SOUTH 73 DEGREES 31'30" EAST ALONG THE SOUTH LINE OF SAID LAKE SIXTEEN ROAD FOR 6.73 FEET; THENCE NORTH 87 DEGREES 01'30" EAST FOR 172.24 FEET; THENCE NORTH 62 DEGREES 25'30" EAST FOR 57.14 FEET TO THE WEST LINE OF THAT TRACT OF LAND SOLD TO EDWARD H. JOHNSON UNDER AUDITOR'S FILE NO. 756576; THENCE SOUTH 1 DEGREES 06'44" WEST ALONG THE WEST LINE OF SAID JOHNSON TRACT FOR 242.32 FEET; THENCE SOUTH 89 DEGREES 51'26" WEST ALONG THE NORTH LINE OF THAT TRACT OF LAND SOLD TO EDWARD H. JOHNSON UNDER AUDITOR'S FILE NO. 634185 FOR 178.47 FEET TO THE POINT OF BEGINNING; EXCEPT THAT PORTION THEREOF CONVEYED TO EDWARD H. JOHNSON, ET UX, BY DEED RECORDED AS AUDITOR'S FILE NO. 8803010018. PARCEL "E": THAT PORTION OF THE SOUTHEAST 1/4, OF THE SOUTHWEST 1/4. OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 16; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 16 FOR 173.41 FEET TO THE CENTERLINE OF HERMWAY HEIGHTS ROAD ACCORDING TO THE PLAT OF HERMWAY HEIGHTS NO. 2 AS RECORDED IN VOLUME 9 OF PLATS, PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 15 DEGREES 23'00" WEST FOR 181.50 FEET; THENCE NORTH 8 DEGREES 15'00" WEST FOR 98.30 FEET; THENCE NORTH 0 DEGREES 04'00" WEST FOR 154.00 FEET; THENCE NORTH 4 DEGREES 21'00" EAST FOR 150.00 FEET; THENCE NORTH 13 DEGREES 35'00" EAST FOR 144.84 FEET; THENCE SOUTH 76 DEGREES 25'00" EAST FOR 25.00 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED AS PARCEL 3 UNDER AUDITOR'S FILE NO. 791710 AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 60 DEGREES 00'00" EAST FOR 25,00 FEET ALONG THE NORTH LINE OF SAID TRACT AS DESCRIBED UNDER AUDITOR'S FILE NO. 791710; THENCE SOUTH 72 DEGREES 21'00" EAST FOR 165.35 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE NORTH 1 DEGREES 06'44" EAST ALONG SAID EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 16 FOR 51.07 FEET TO THE SOUTH LINE OF THE LAKE SIXTEEN ROAD AS DESCRIBED UNDER AUDITOR'S FILE NO. 690228; THENCE NORTH 73 DEGREES 31'30" WEST ALONG THE SOUTH LINE OF SAID LAKE SIXTEEN ROAD FOR 171.89 FEET TO THE EAST MARGIN OF THE HERMWAY HEIGHTS ROAD; THENCE SOUTH 14 DEGREES 41'35" WEST ALONG SAID EAST MARGIN OF HERMWAY HEIGHTS ROAD FOR 22.54 FEET; THENCE SOUTH 13 DEGREES 35'00" WEST FOR 46.52 FEET TO THE TRUE POINT OF BEGINNING. ALL SITUATED IN SKAGIT COUNTY, WASHINGTON.

UNOFFICIAL DOCUMENT

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **3/26/2021**

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

By: _____

JESSICA M DELPIT, Vice President

Nationwide Trustee Services, Inc., A Washington Corporation

By: _____

Lewis Wilson III, Vice President

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

On **3/26/2021**, before me, **NAIMA SCOTT**, a Notary Public, personally appeared **JESSICA M DELPIT, 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: **NAIMA SCOTT**
My Commission Expires : **12/2/2024**

NAIMA SCOTT
Notary Public, State of Texas
Comm. Expires 12-02-2024
Notary ID 132806953

UNOFFICIAL DOCUMENT