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03/23/2023 10:08 AM Pages: 1 of 2 Fees: $222.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

Prepared by/return to:
Old Republic Title
P.O. Box 877
West Jordan, UT 84088-9998

Loan No: 5092000307
Request No: 100171
MERS MIN: 100019950920003079; MERS Phone: 888-679-6377

Substitution of Trustee and Full Reconveyance

WHEREAS, the undersigned, desires to substitute the Trustee under said deed of trust in the place and stead of the present trustee thereunder, and now, therefore, the undersigned hereby substitutes: **Old Republic National Title Insurance Company**, as trustee under said deed of trust, to have all the powers of said original trustee, effective immediately. Said Deed of Trust is described as follows:
Original Grantor: Eric Joel Pratt and Stacy A. Pratt husband and wife
Original Grantee: Mortgage Electronic Registration Systems, Inc. ("MERS"), as designated nominee for Guild Mortgage Company, a California Corporation, beneficiary of the security instrument, its successors and assigns
Original Trustee: Fidelity National Title Company of Washington
Date of Deed of Trust: 05/06/2020
Recording Date: 05/12/2020
Recorded as.: 202005120015
RECORDED IN THE OFFICIAL RECORDS OF Skagit COUNTY, STATE OF Washington
Abbreviated Legal Description: Lot 72, The Meadow Phase 2
Assessor's Property Tax Parcel/Account Number: P106536

In Witness Whereof, said duly authorized officers have executed this instrument dated 03/23/2023.

Mortgage Electronic Registration Systems, Inc. ("MERS"), as designated nominee for Guild Mortgage Company LLC, F/K/A Guild Mortgage Company, beneficiary of the security instrument, its successors and assigns

By: _____

Jessica Bartlett, Assistant Secretary

State of Utah
County of Salt Lake

I certify that I know or have satisfactory evidence that Jessica Bartlett is the individual who appeared before me, and who acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Assistant Secretary of Mortgage Electronic Registration Systems, Inc. ("MERS"), as designated nominee for Guild Mortgage Company LLC, F/K/A Guild Mortgage Company, beneficiary of the security instrument, its successors and assigns to be the free and voluntary act of such party for uses and purposes mentioned in the instrument.

Dated 03/23/2023.

Notary Public: Connie Kallen
Commission Number: 727133
Commission Expires: 10/05/2026

CONNIE KALLEN
Notary Public
State of Utah
My Commission Expires:
October 05, 2026
Commission #: 727133

Old Republic National Title Insurance Company, as the successor Trustee, having received a written request to reconvey under said Deed of Trust, does hereby reconvey, without warranty, express or implied, to the person or persons entitled thereto, the estate held by the undersigned by virtue of the Deed of Trust.
Said deed of trust is described herein.

Old Republic National Title Insurance Company

By: _____

Jessica Bartlett, Assistant Vice President

State of Utah
County of Salt Lake

I certify that I know or have satisfactory evidence that Jessica Bartlett is the individual who appeared before me, and who acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Assistant Vice President of Old Republic National Title Insurance Company to be the free and voluntary act of such party for uses and purposes mentioned in the instrument.

Dated 03/23/2023.

Notary Public: Connie Kallen
Commission Number: 727133
Commission Expires: 10/05/2026

CONNIE KALLEN
Notary Public
State of Utah
My Commission Expires:
October 05, 2026
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