



201104220073

Skagit County Auditor

4/22/2011 Page

1 of

1 2:54PM

After Recording Return to:  
Chris Ashcraft  
Northwest Trustee Services, Inc.  
P.O. Box 997  
Bellevue, WA 98009-0997

**Appointment of Successor Trustee**

File No. 7886.23165

David B. Hubbard and Jeri L. Hubbard husband and wife is/are the grantor(s), Guardian Northwest Title is the trustee and National City Mortgage a division of National-City Bank is the beneficiary under that certain deed of trust dated 01/20/09 and recorded on 01/27/09 under Skagit County, Washington Auditor s File No. 200901270058.

The present beneficiary under said deed of trust appoints Northwest Trustee Services, Inc., a Washington corporation, whose address is P.O. Box 997, Bellevue, WA 98009-0997, as successor trustee under the deed of trust with all powers of the original trustee.

**PNC Bank, National Association sbm National City Mortgage  
a division of National City Bank**

By Anne McGuire **Anne McGuire**

**Authorized Signor**

STATE OF Ohio )  
COUNTY OF Montgomery )ss

I certify that I know or have satisfactory evidence that Anne McGuire is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the Authorized Signor of PNC Bank, N.A. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 11, 2011



Annette M. Hope  
Notary Public in and for the State of Ohio  
Residing at Montgomery County  
My appointment expires May 14, 2011

**NORTHWEST TRUSTEE SERVICES, INC.**  
P.O. Box 997  
BELLEVUE, WA 98009-0997  
425-586-1900 FAX 425-586-1997

**Client:** PNC Mortgage, a division of PNC Bank, N.A.  
**Borrower:** Hubbard, David B. and Jeri Lynn

**ANNETTE M. HOPE, Notary Public  
In and for the State of Ohio  
My Commission Expires May 24, 2011**