



201301250109
Skagit County Auditor

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**RECORDING REQUESTED BY AND
AFTER RECORDING MAIL TO:**

UPF WASHINGTON INCORPORATED
Ref #83807-331994
12410 E. MIRABEAU PKWY #100
SPOKANE VALLEY, WA 99216

SUBSTITUTION OF TRUSTEE

WHEREAS, Guardian Northwest Title is the original Trustee; and the undersigned, MERS (Mortgage Electronic Registration Systems Inc), as nominee for Sterling Savings Bank is the present Beneficiary under that certain Deed of Trust executed by Allyson Pederson, a single person, as Trustor(s) on 4/12/2011, and was recorded in the office of the Skagit County Recorder, State of Washington on 4/18/2011 in Book N/A at Page M/A under Recording No. ~~20110418075~~, and covers the real property situate in Skagit County, Washington, as described herein. *201104180175

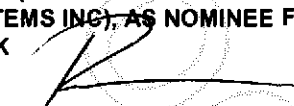
WHEREAS, the undersigned Beneficiary now desires to substitute a new Trustee under said Deed of Trust in the place and stead of said original Trustee:

NOW THEREFORE, the undersigned Beneficiary hereby substitutes and appoints UPF WASHINGTON, INCORPORATED, whose address is 12410 E. Mirabeau Parkway Suite 100, Spokane Valley, WA 99216, as Successor Trustee under said Deed of Trust.

Loan# 112456853

**MERS (MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS INC), AS NOMINEE FOR STERLING SAVINGS
BANK**

DATED: 01/17/2013

BY: 
Brian Thompson, Vice President of UPF Washington
Inc., Attorney-in-Fact for Sterling Savings Bank

STATE OF WASHINGTON)
County of Spokane) ss

On 1/17/2013 before me, the undersigned Notary Public, personally appeared Brian Thompson, Vice President of UPF Washington Inc., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same in his/her/their authorized capacity(ies) as Attorney-in-Fact for Sterling Savings Bank to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

WITNESS my hand and official seal.

**VICKI E. ANDERSON
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JULY 8, 2015**



NOTARY PUBLIC in and for the State of Washington
My commission expires: 7-8-2015