

After Recording Mail to:  
Northwest Trustee Services, Inc.  
Neang Avila  
P.O. Box 997  
Bellevue, WA 98009-0997



Skagit County Auditor \$16.00  
2/10/2014 Page 1 of 3 3:03PM

**Document Title(s): (or transactions contained therein)**

Appointment of Successor Trustee

LAND TITLE OF SKAGIT COUNTY

**Reference Number(s) of Documents assigned or released:**

200904140050

\_\_\_\_\_ Additional numbers on page \_\_\_\_\_ of document

148424-F

**Grantor(s): (Last name first, then first and initials)**

1. Riki N. Hanzawa
2. Wells Fargo Bank, N.A.
3. Wells Fargo Bank, N.A.
- 4.
5. \_\_\_\_\_ Additional names on page \_\_\_\_\_ of document

**Grantee(s): (Last name first, then first and initials)**

1. Northwest Trustee Services, LLC
2. Northwest Trustee Services, Inc.
- 3.
- 4.
5. Additional name on page \_\_\_\_\_ of document

**Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)**

Lot 37, Klinger Estates, Skagit Co., WA

\_\_\_\_\_ Complete legal description is on page \_\_\_\_\_ of document

**Assessor's Property Tax Parcel/Account Number(s):**

P124455/4891-000-037-0000

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

cps

Signature of Requesting Party

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

APN No: **P124455/4891-000-037-0000**  
use only

*Space above is for recorder's*

### **APPOINTMENT OF SUCCESSOR TRUSTEE**

Pursuant to the provisions of that certain Deed of Trust dated 04/13/09, by Riki N. Hanzawa, a married person, dealing as his separate estate, as Trustor, to Northwest Trustee Services, LLC, as Trustee, for the benefit of Wells Fargo Bank, N.A., as Beneficiary, recorded on 04/14/09 under Auditor's File number 200904140050, in the office of the County Auditor of SKAGIT County, Washington; to secure an obligation under a Promissory Note in the amount of \$234,900.00. The undersigned, as present holder of the Note, does hereby remove Northwest Trustee Services, LLC, as Trustee and does, pursuant to the terms of the Deed of Trust, hereby remove any Successor Trustee or Trustees who may have been previously appointed in place of the original Trustee, and does hereby appoint and substitute Northwest Trustee Services, Inc., a Washington corporation, of P.O. Box 997, Bellevue, WA 98009-0997 to serve, effective immediately, as Successor Trustee in the Deed of Trust, and to replace the Trustee of Record.

The undersigned hereby revokes all other appointments of trustee which it may have executed, appointed or filed in the past, giving and granting to Northwest Trustee Services, Inc. all the powers, duties and authority of the discharged Trustee, and hereby ratifying all acts of said Successor Trustee heretofore or hereafter performed so long as in accordance with the appointment, the Deed of Trust, and applicable law. Said Successor Trustee shall, in accordance with the provisions of the deed of trust, succeed to all the title, powers and duties conferred upon the Original Trustee(s) by the terms of said deed of trust and by applicable law.

The following described real estate, together with its improvements, easements and appurtenances thereunto belonging, is located in SKAGIT County, Washington and more particularly described as follows:



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Lot 37, Plat of Klinger Estates, recorded May 8, 2006, under Auditor's File No. 200605080213, records of Skagit County, Washington. Situate in Skagit County, Washington.

Executed this 3<sup>rd</sup> day of February, 2014.

Wells Fargo Bank, N.A.



Name: Donita Hartsfield

Title: Vice President Loan Documentation


Company: Wells Fargo Bank, N.A.

Date: 02/03/2014

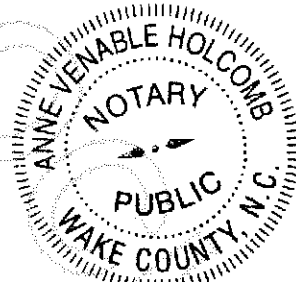
North Carolina  
Wake County

I Anne Venable Holcomb, a Notary Public of Wake County and State of North Carolina do hereby certify that Donita Hartsfield personally came before me this day and acknowledged that she is the Vice President Loan Documentation of Wells Fargo Bank, NA., and that she, as Vice President Loan Documentation being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal, this 3<sup>rd</sup> day of February, 2014.

 (Signature)

Anne Venable Holcomb, Notary Public  
My commission expires 07/10/2015



NWTS File No. 7023.108628



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