



201601110062

When Recorded Return To:  
Wells Fargo Home Mortgage  
C/O Nationwide Title Clearing, Inc.  
2100 Alt. 19 North  
Palm Harbor, FL 34683

Loan #: 0295436554

**SUBSTITUTION OF TRUSTEE**

WHEREAS, STEVEN F. LIEBERG AND LINDA A LIEBERG was the original Trustor, NEXTITLE A TITLE AND ESCROW COMPANY was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS DESIGNATED NOMINEE FOR AXIA FINANCIAL, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS under that certain Deed of Trust dated 12/12/2012, in the amount of \$416,500.00, and recorded in SKAGIT County, Washington, under Auditor File # 201212170076.

LOT 46 AND PTN. TR. B, SAN JUAN PASSAGE, PHASE 1  
Parcel ID #: 4974-000-036-0000

WHEREAS, the undersigned is the designated nominee of the present Beneficiary under said Deed of Trust and WHEREAS, the undersigned desires to substitute a new Trustee under Deed of Trust in place and stead of said original Trustee thereunder.

NOW, THEREFORE, the undersigned hereby substitutes WELLS FARGO FINANCIAL NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, as Trustee under said Deed of Trust.

Dated on 1/15/2016 (MM/DD/YYYY)  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS DESIGNATED NOMINEE FOR AXIA FINANCIAL, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

By: Heather Leibowitz  
Heather Leibowitz  
ASST. SECRETARY

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me on 1/15/2016 (MM/DD/YYYY), by Heather Leibowitz as ASST. SECRETARY of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS DESIGNATED NOMINEE FOR AXIA FINANCIAL, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, who, as such ASST. SECRETARY being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

Elizabeth A. Mustard  
Elizabeth A. Mustard  
Notary Public - State of FLORIDA  
Commission expires: 08/27/2019



ELIZABETH A. MUSTARD  
MY COMMISSION # FF 224831  
EXPIRES AUGUST 27, 2019  
Bonded thru Notary Public Underwriters

Document Prepared By: E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152  
WFHRC 393755381 -@ 100656412120091220 MERS PHONE 1-888-679-6377 DOCR T2915120210 [C-1]  
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