



201601280031

Skagit County Auditor

\$15.00

1/28/2016 Page

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110:27AM

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

Loan #: 0213557671

SUBSTITUTION OF TRUSTEE

WHEREAS, MICHAEL D YEATES AND VICTORIA S YEATES was the original Trustor, GUARDIAN NW TITLE was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS DESIGNATED NOMINEE FOR W.J. BRADLEY MORTGAGE CAPITAL CORP., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS under that certain Deed of Trust dated 04/02/2009, in the amount of \$232,000.00, and recorded in SKAGIT County, Washington, under Auditor File # 200904090003.

SECTION 19, TOWNSHIP 36, RANGE 4; PTN. NW NW (AKA LOT 1, SHORT PLAT NO. 99-0031)
Parcel ID #: 360419-0-013-0008, P49458

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 1/19/2016 (MM/DD/YYYY)
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS DESIGNATED NOMINEE FOR W.J. BRADLEY MORTGAGE CAPITAL CORP., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

By: Susan McDuff
Susan McDuff
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 1/19/2016 (MM/DD/YYYY), by Susan McDuff as ASST. SECRETARY of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS DESIGNATED NOMINEE FOR W.J. BRADLEY MORTGAGE CAPITAL CORP., 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 224631
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 393880312 -@ 100252230000151551 MERS PHONE 1-888-679-6377 DOCK T1416012813 [C-0]
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