



201609120018

Skagit County Auditor \$15.00  
9/12/2016 Page 1 of 1 9:21AM

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

Loan #: 0487649741

**SUBSTITUTION OF TRUSTEE**

WHEREAS, MATTHEW L HOBERT AND CHELSEA M HOBERT was the original Trustor, GUARDIAN NORTHWEST TITLE COMPANY OF SKAGIT was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS DESIGNATED NOMINEE FOR PRESIDENTIAL BANK, FSB DBA ACCESS CAPITAL MORTGAGE, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS under that certain Deed of Trust dated 04/06/2015, in the amount of \$360,000.00, and recorded in SKAGIT County, Washington, under Auditor File # 201504100032.  
LOT 26, FIR CREST  
Parcel ID #: 0000121979

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 9 / 1 / 2016 (MM/DD/YYYY)  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS DESIGNATED NOMINEE FOR PRESIDENTIAL BANK, FSB DBA ACCESS CAPITAL MORTGAGE, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

By: Alan Baker  
Alan Baker  
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 9 / 1 / 2016 (MM/DD/YYYY), by Alan Baker as ASST. SECRETARY of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS DESIGNATED NOMINEE FOR PRESIDENTIAL BANK, FSB DBA ACCESS CAPITAL MORTGAGE, 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.

Alyssa Villalobos  
Alyssa Villalobos  
Notary Public - State of FLORIDA  
Commission expires: 10/02/2018



Alyssa Villalobos  
Notary Public State of Florida  
My Commission # FF 185490  
Expires October 2, 2018

Document Prepared By: E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152  
WFHRC 395897215 -@ 100213102903018633 MERS PHONE 1-888-679-6377 DOC# T3016085820 [C-1]  
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