



201609220055

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

Loan #: 0433933355

SUBSTITUTION OF TRUSTEE

WHEREAS, RUSSELL T HESTER was the original Trustor, FIRST AMERICAN TITLE was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS DESIGNATED NOMINEE FOR UNIVERSAL MORTGAGE COMPANY LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS under that certain Deed of Trust dated 12/21/2012, in the amount of \$207,861.00, and recorded in SKAGIT County, Washington, under Auditor File # 201212310043.
LOT 38, SKAGIT HIGHLANDS DIV. NO. 3
Parcel ID #: 4892-000-038-0000

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 9/15 /2016 (MM/DD/YYYY)
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS DESIGNATED NOMINEE FOR UNIVERSAL MORTGAGE COMPANY LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

By: TFF
Tiffany Floyd
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 9/15 /2016 (MM/DD/YYYY), by Tiffany Floyd as ASST. SECRETARY of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS DESIGNATED NOMINEE FOR UNIVERSAL MORTGAGE COMPANY 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.

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



Alyssa Villalobos
Notary Public State of Florida
My Commission # FF-165490
Expires October 2, 2018

Document Prepared By: E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
WFHRC 396013754 -@ MIN 100059600051901374 MERS PHONE 1-888-679-6377 DOCR T1316091220
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