



201611090010

When Recorded Return To:  
USAA Federal Savings Bank C/O Nationwide Title Clearing, Inc  
2100 Alt. 19 North  
Palm Harbor, FL 34683

Loan #: 1802795623

**SUBSTITUTION OF TRUSTEE**

WHEREAS, JAMES E. HIGGINS was the original Trustor, FIRST AMERICAN TITLE INSURANCE COMPANY was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS DESIGNATED NOMINEE FOR USAA FEDERAL SAVINGS BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS under that certain Deed of Trust dated 08/27/2013, in the amount of \$155,000.00, and recorded in SKAGIT County, Washington, under Auditor File # 201308290140.

LOT 314, PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1)  
Parcel ID #: 4915-000-314-0000

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 NATIONWIDE TITLE CLEARING, INC., a Washington State corporation, as Trustee under said Deed of Trust.

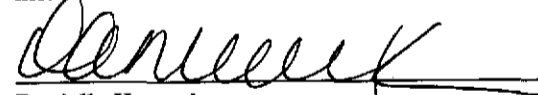
Dated on 10/26/2016 (MM/DD/YYYY)  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR USAA FEDERAL SAVINGS BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

By:   
Daniel Thompson  
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 10/26/2016 (MM/DD/YYYY), by Daniel Thompson as ASST. SECRETARY of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR USAA FEDERAL SAVINGS BANK, 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.

  
Danielle Kennedy  
Notary Public - State of FLORIDA  
Commission expires: 06/26/2017

 DANIELLE KENNEDY  
Notary Public - State of Florida  
My Commission #FF 031287  
Expires June 26, 2017

Document Prepared By: E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152  
NSMRC 396681277 USAA MIN 100105600036260411 MERS PHONE 1-888-679-6377 DOCR  
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