

After Recording Mail to:
Northwest Trustee Services, Inc.
Vonnie McElligott
13555 SE 36th St, Suite 100
Bellevue, WA 98006



Skagit County Auditor
7/18/2017 Page 1 of 3 \$17.00
1:29PM

Document Title(s): (or transactions contained therein)
Appointment of Successor Trustee

GUARDIAN NORTHWEST TITLE CO.

114316

Reference Number(s) of Documents assigned or released: 201512100107

_____ Additional numbers on page _____ of document

Grantor(s): (Last name first, then first and initials)

1. Bradshaw, Derek A.
2. Wells Fargo Bank, N.A.
3. Northwest Trustee Services LLC
- 4.
5. _____ Additional names on page _____ of document

Grantee(s): (Last name first, then first and initials)

1. Northwest Trustee Services, Inc.
- 2.
- 3.
- 4.
5. Additional name on page _____ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)
Lot 76, Mount Baker View Addition, Skagit County, WA

_____ Complete legal description is on page _____ of document

Assessor's Property Tax Parcel/Account Number(s):
3745-000-076-0003 (P53824)

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.15.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature of Requesting Party

When Recorded Return To:
Northwest Trustee Services, Inc.
P.O. Box 997
Bellevue, WA 98009-0997

APN No: **P53824/3745000760003**

Space above is for recorder's use only

APPOINTMENT OF SUCCESSOR TRUSTEE

Pursuant to the provisions of that certain Deed of Trust dated **DECEMBER 3, 2015**, by **DEREK A BRADSHAW, A SINGLE PERSON, 621 STREETER PL, MOUNT VERNON, WA 98273**, as Trustor, to **NORTHWEST TRUSTEE SERVICES, LLC**, as Trustee, for the benefit of **WELLS FARGO BANK N.A.**, as Beneficiary, recorded on **DECEMBER 10, 2015** under Auditor's File number **201512100107**, in the office of the **AUDITOR'S OFFICE** of **SKAGIT** County, Washington; to secure an obligation under a Promissory Note in the amount of **\$177,710.00**. The undersigned, as actual holder of the Promissory Note, does hereby remove **NORTHWEST TRUSTEE SERVICES, LLC**, as Trustee and does, pursuant to the terms of the Deed of Trust, hereby remove any Successor Trustee or Trustees who may have been previously appointed in place of the original Trustee, and does hereby appoint and substitute **Northwest Trustee Services, Inc., of P.O. Box 997, Bellevue, WA 98009-0997** to serve, effective immediately, as Successor Trustee in the Deed of Trust, and to replace the Trustee of Record.

The undersigned, hereby revokes all other appointments of trustee, appointed or filed in the past, giving and granting to **Northwest Trustee Services, Inc.**, all the powers, duties and authority of the discharged Trustee, and hereby ratifying all acts of said Successor Trustee heretofore or hereafter performed so long as in accordance with the appointment, the Deed of Trust, and applicable law. Said Successor Trustee shall, in accordance with the provisions of the Deed of Trust, succeed to all the title, powers and duties conferred upon the Original Trustee(s)

by the terms of said Deed of Trust and by applicable law.

The following described real estate, together with its improvements, easements and appurtenances thereunto belonging, is located in **SKAGIT** County, Washington and more particularly described as follows:

Lot 76, "Plat of Mount Baker View Addition," according to the plat thereof, recorded in Volume 7 of Plats, Pages 67 and 68, records of Skagit County, Washington.

Situate in Skagit County, Washington

Wells Fargo Bank, N.A.

Howard Randolph Straughan

Name: Howard Randolph Straughan
Title: Vice President Loan Documentation
Company: Wells Fargo Bank, N.A.
Date: 07/11/2017

North Carolina
Wake County

I, Crystal D. Fore, a Notary Public of Wake County and State of North Carolina, do hereby certify that Howard Randolph Straughan personally came before me this day and acknowledged that he is the Vice President Loan Documentation of Wells Fargo Bank NA and that he, as Vice President Loan Documentation, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal, this 11th day of July, 2017.

Crystal D Fore

Crystal D. Fore, Notary Public
My commission expires 02-09-2019

Crystal D Fore
NOTARY PUBLIC
Wake County, NC
My Commission Expires 2-9-19