



201708220027

Skagit County Auditor

\$91.00

8/22/2017 Page

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2 11:26AM

UNOFFICIAL DOCUMENT

RETURN TO:
C. R. Hall
Orion Financial Group, Inc.
2860 Exchange Blvd. # 100
Southlake, TX 76092

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

WHEREAS, **BETTY BRANSCOM, AN UNMARRIED PERSON**, was the original Trustor, GUARDIAN NORTHWEST TITLE AND ESCROW, was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (MERS) AS NOMINEE FOR WHIDBEY ISLAND BANK, WASHINGTON CORPORATION ITS SUCCESSORS AND ASSIGNS, was the original Beneficiary, under that certain Deed of Trust dated 4/11/2011, and recorded on April 18, 2011, as File # 201104180217 of the Official Records of Skagit County, Washington, and WHEREAS, the undersigned BANK OF AMERICA, N.A. is the present Beneficiary under said Deed of Trust, and WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in the place and stead of GUARDIAN NORTHWEST TITLE AND ESCROW, A Corporation, the original Trustee thereunder, NOW, THEREFORE, the undersigned hereby substitutes NATIONWIDE TRUSTEE SERVICES, INC., a Washington Corporation, as Trustee under said Deed of Trust, and as Substitute Trustee, DOES HEREBY RECONVEY to the person or persons legally entitled thereto, without warranty, all the estate, title, and interest acquired by Trustee under said Deed of Trust. The land referred to in said Deed of Trust is situated in the State of Washington, County of Skagit.

Date: JUL 11 2017

NATIONWIDE TRUSTEE SERVICES, INC., a
Washington Corporation

BANK OF AMERICA, N.A. BY CARRINGTON
MORTGAGE SERVICES, LLC AS ITS ATTORNEY-
IN-FACT

By:

Connie M. Riggsby, Vice President

By:

Chris Lechtanski, AVP of Default
for Carrington Mortgage Services, LLC, Attorney in Fact




BRANSCOM VDT *17080234*

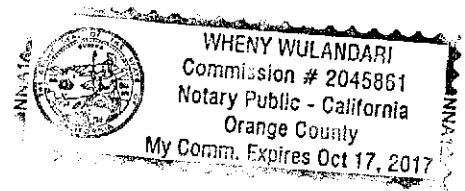
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On JUL 11 2017 before me, Wheny Wulandari, Notary Public, personally appeared Chris Lechtanski, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

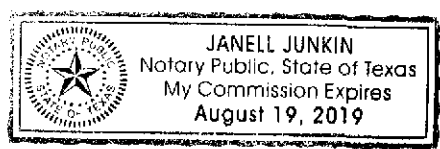
WITNESS my hand and official seal.

Notary public, Wheny Wulandari
My commission expires: 10/17/2017

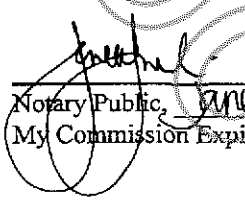


State of Texas
County of Tarrant

On 7/25/17, before me, a Notary Public, in and for said county and state, personally appeared Connie M. Riggsby, Vice President for NATIONWIDE TRUSTEE SERVICES, INC., a Washington Corporation, (known to me) (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument, and he/she acknowledged to me that he/she executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.




Notary Public, Janell Junkin
My Commission Expires: 8/19/2019