



202008030101

08/03/2020 09:00 AM Pages: 1 of 2 Fees: \$19.00  
Skagit County Auditor

WHEN RECORDED MAIL TO:  
FIRST AMERICAN MORTGAGE SOLUTIONS  
1795 INTERNATIONAL WAY  
IDAHO FALLS, ID 83402  
PH. 208-528-9895

**SUBSTITUTION OF TRUSTEE**

**WASHINGTON**  
COUNTY OF SKAGIT  
LOAN NO.: 2900909772

*RECORD 1ST*



PARCEL NO. P54129

LEGAL DESCRIPTION: SEE ATTACHED LEGAL DESCRIPTION

WHEREAS, the Undersigned, U.S. BANK NATIONAL ASSOCIATION, located at 3751 AIRPARK DRIVE, OWENSBORO, KY 42301, the Beneficiary of that certain Deed of Trust dated SEPTEMBER 13, 2019, executed by MARITZA GUZMAN AKA MARIA BENNETT, UNMARRIED, Trustor, to U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, Original Trustee, for the benefit of U.S. BANK NATIONAL ASSOCIATION, Original Beneficiary, and recorded on OCTOBER 14, 2019 as Auditors File No. 201910140055 in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

WHEREAS, the Undersigned desires to appoint a new Trustee in the place and stead the Current Trustee; NOW, THEREFORE, in view of the premises, the Undersigned hereby appoints FIRST AMERICAN TITLE INSURANCE COMPANY, located at 1 FIRST AMERICAN WAY, SANTA ANA, CA 92707, as successor Trustee under said Deed of Trust, to have all the powers as Trustee, effective forthwith.

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on JULY 24, 2020.

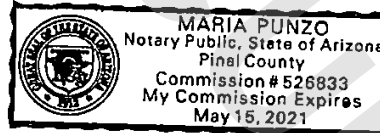
U.S. BANK NATIONAL ASSOCIATION

  
ERIC FERGUSON, VICE PRESIDENT

STATE OF ARIZONA COUNTY OF MARICOPA ) ss.

On JULY 24, 2020, before me, MARIA PUNZO, Notary Public, personally appeared ERIC FERGUSON, VICE PRESIDENT of U.S. BANK NATIONAL ASSOCIATION, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be and whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or entity, who they acted on the behalf of, executed the instrument.

  
MARIA PUNZO (COMMISSION EXP. 05/15/2021)  
NOTARY PUBLIC



POD: 20200324  
US8100119IM - SOT - WA



US81001191M - 2900909772 - GUZMAN

## LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON PARCEL "A" THE SOUTH 59 FEET OF TRACT 4, "REYNOLD'S ADDITION", ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 23, RECORDS OF SKAGIT COUNTY, WASHINGTON. PARCEL "B" THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS. BEGINNING AT THE SOUTHEAST CORNER OF LOT 4 OF "REYNOLD'S ADDITION", AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 23, RECORDS OF SKAGIT COUNTY, WASHINGTON, WHICH POINT IS 165.0 FEET NORTH OF THE NORTH LINE OF EAST SECTION STREET; THENCE EAST PARALLEL TO EAST SECTION STREET 132.0 FEET, MORE OR LESS, TO A POINT 16.0 RODS WEST OF THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH PARALLEL TO THE AFORESAID LINE 109.0 FEET; THENCE WEST 132.0 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 4 OF REYNOLD'S ADDITION"; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 4 TO THE POINT OF BEGINNING. LEGAL DESCRIPTION (ABBREVIATED) PTN SW - SE, SEC 30 T34N, R4E, AND PTN LOT 4 "REYNOLD'S ADDITION

TO MOUNT VERNON" DEED 201612200054; PARCELS P54129 AND P26707 BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN INSTRUMENT NO. 201612200054 OF THE SKAGIT COUNTY, WASHINGTON RECORDS. SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE