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08/31/2020 11:31 AM Pages: 1 of 3 Fees: \$20.00
Skagit County Auditor

When Recorded Return To:
LIEN SOLUTIONS
PO BOX 29071
GLENDALE, CA 91209-9071

SUBSTITUTION OF TRUSTEE



The undersigned beneficiary hereby appoints **First American Title Insurance Company**, as successor trustee under the Deed of Trust dated **10/19/2018** executed by **Elizabeth Wallace**, as her separate estate, as trustor, in which **AXOS Bank, its Successors and or Assigns**, is named beneficiary and **Guardian Northwest Title** as trustee, and recorded **10/22/2018** under **Instrument No: 201810220042**, of Official Records in the office of the Recorder of **Skagit County**, State of Washington.
Current Beneficiary Name: WBL SPO I, LLC

Assessor's Parcel or Account Number: P23327 & P74932
Property Address: 12667 State Route 9, Mount Vernon, WA, 98273
This mortgage was assigned to **World Business Lenders, LLC** with assignment recorded on **09/17/2019** Instrument No. **201909170033**; and further assigned to **WBL SPE III, LLC** with assignment recorded on **10/03/2019** Instrument No. **201910030054**; and further assigned to **WBL SPO I, LLC** with assignment recorded on **1/28/2020** Instrument No. **202001280030**.
Description/Additional information: See attached Exhibit A.


Loan Amount: \$100,000.00
Section: 1
Township: 34
Range: 4
Block No: 1
Lot: 7 & 5
Subdivision: X
New Trustee Name: First American Title Insurance Company
New Trustee Address: 10011 S. Centennial Parkway, #340, Sandy, UT, 84070

Dated **08/04/2020**
Beneficiary
WBL SPO I, LLC

John Murphy
Vice President, **World Business Lenders, LLC**, servicer and authorized representative of **WBL SPO I, LLC**

STATE OF Colorado, County of Douglas

On August ⁰⁷~~04~~, 2020 before me, the undersigned, a notary public in and for said state, personally appeared **John Murphy, Vice President of WBL SPO I, LLC** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public EVA PAGE

Name and Address for Returning Recorded Documents

LIEN SOLUTIONS
PO BOX 29071
GLENDALE, CA 91209-9071
Phone #: 800-833-5778

EVA PAGE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20054029852
MY COMMISSION EXPIRES 07/29/2021

EXHIBIT A
DESCRIPTION OF THE LAND

PARCEL "A":

Lot 5, Block 1, "FIRST ADDITION TO THE PLAT OF MOUNTAIN VIEW", as per plat recorded in Volume 3 of Plats, Page 12, records of Skagit County, Washington.

PARCEL "B":

That portion of the South $\frac{1}{2}$ of Government Lot 7, Section 1, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the point of intersection of the North line of said South $\frac{1}{2}$ of Government Lot 7, with the East line of the right-of-way of the Northern Pacific Railway; thence East 62 feet; thence South 6° East, 190 feet to the true point of beginning of this description, said point being on the East marginal line of the County highway through the Town of Clear Lake; thence East 230 feet; thence South 48 feet; thence West 230 feet, more or less, to the East marginal line of said County highway; thence Northerly along the East line of said highway to the point of beginning; EXCEPT therefrom a strip of land approximately 27 feet wide off the East side of said premises, so that the East line of the above described tract running North and South will be parallel with the center of the alley now ending on the North line of the above described tract.

Commonly Known As: 12667 State Route 9, Mount Vernon, WA 98273

Parcel ID: P23327 (Parcel A)

Parcel ID: P74932 (Parcel B)