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05/18/2021 10:50 AM Pages: 1 of 1 Fees: \$18.00

Skagit County Auditor, WA

Return To: Wells Fargo Home Mortgage C/O Nationwide Title Clearing, Inc. 2100 Alt. 19 North Palm Harbor, FL 34683

Loan Number 0593083355

## SUBSTITUTION OF TRUSTEE

WHEREAS, BONNIE J LIGHTNER, TRUSTEE OF BONNIE LIGHTNER REVOCABLE TRUST DATED JUNE 29, 2005. AS AMENDED AND RESTATED JULY 2, 2018 was the original Trustor, GUARDIAN NORTHWEST TITLE & ESCROW was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR ACADEMY MORTGAGE CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS was the designated nominee of the original Beneficiary under that certain Deed of Trust dated 12/21/2018, in the amount of \$201,500.00, and recorded in SKAGIT County, Washington, under Auditor File # 201812260062.

W 1/2 LOT 8, ALL LOTS 9-10, BLK. 1305, NORTHERN PACIFIC ADD. TO ANA. Parcel ID #: P58304

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 WELLS FARGO NATIONAL BANK WEST, as Trustee under said Deed of Trust.

Dated this 18th day of May in the year 2021 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR ACADEMY MORTGAGE CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

ALAN BAKER

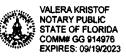
VICE PRESIDENT

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 by means of [X] physical presence or [ ] online notarization on this 18th day of May in the year 2021, by Alan Baker as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR ACADEMY MORTGAGE CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

Valera Kun VALERA KRISTOF **COMM EXPIRES: 09/19/23** 



WFHRC 424246310 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN 100060821004270843 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR T182105-12:19:30 [C-2] ERCNWA1





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