

When Recorded Return To:

Lien Release Dept
M&T Bank
4th Floor - Lien Release Dept.
PO BOX 5178
Buffalo, NY 14240

APPOINTMENT OF SUCCESSOR TRUSTEE

M&T Bank#: 0014702450 "ROWELL," Q01/001 742337375 000000051065142 156665 Skagit, Washington

MIN #:100050300012580263 SIS #: 1-888-679-6377

WHEREAS, the undersigned is the present nominee for the Beneficiary under the Deed of Trust Described as follows:

Original Trustor : JUDITH M. ROWELL, AN UNMARRIED WOMAN, AS HER SEPARATE PROPERTY
Original Beneficiary : MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR M&T BANK BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS
Dated: 10-17-2012 Recorded: 10-29-2012 as Instrument No. 201210290262, Book/Reel/Liber N/A, Page/Folio N/A In the County of Skagit State of Washington

Legal: LOT 26, "PLAT OF SKAGIT HIGHLANDS DIVISION 3." AS PER PLAT RECORDED ON MAY 15, 2006 UNDER AUDITOR'S FILE NO., 200605150163, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

Assessor's/Parcel No: P124559

Property Address: 561 RUBY PEAK AVE, MOUNT VERNON, WA 98273

AND WHEREAS, the undersigned, who is the present nominee for the Beneficiary under said Deed of Trust, desires to appoint a successor Trustee under said Deed of Trust in the place and stead of present Trustee thereunder;

Now therefore, the undersigned hereby appoints Nationwide Title Clearing, INC. whose address is 2100 ALT 19 North, Palm Harbor, FL 34683 as Successor Trustee under said Deed of Trust, to have all the powers of said original Trustee, effective immediately.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for ~~X~~ beneficiary of the security instrument, its successors and assigns

On June 2nd, 2021

M&T Bank
Jg

By: *[Signature]*
Susan M. Portis, Assistant Secretary

STATE OF New York
COUNTY OF Erie

On the 2nd day of June in the year 2021 before me, the undersigned, personally appeared Susan M. Portis, Assistant Secretary of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR ~~X~~ BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
Holly Suckow
Notary Public State of New York
Notary Expires: 10/28/2022 #01SU5068226
Qualified in Erie County

HOLLY SUCKOW
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SU5068226
Qualified in Erie County
Commission Expires October 28, 2022