

AFTER RECORDING RETURN TO:

Hershner Hunter, LLP
Attn: Lisa Summers
PO Box 1475
Eugene, OR 97440

Document Title:

ASSIGNMENT OF DEED OF TRUST (MERS)

Grantor: MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.
Current Grantee/Beneficiary of the deed of trust: PEOPLES BANK
Original Grantor on deed of trust: CHRISTIAN NELSON AND KRYSTAL D.
NELSON
Current Trustee of the deed of trust: LAND TITLE COMPANY OF SKAGIT COUNTY
Current mortgage servicer of the deed of trust: PEOPLES BANK
Reference number of the deed of trust: 201704280108
Parcel number(s): P62505/3867-000-036-0103

Reference Number(s) of Original Deed of Trust:

Recorded: April 28, 2017
Recording No.: 201704280108
Skagit County, Washington

Legal Description: Abbreviated Legal: ptn Trs. 3 & 4, SP #98-78, being a ptn of Tr. 36,
Burlington Acreage (more fully described on the attached Exhibit A)

After recording, return to
Hershner Hunter, LLP
Attn: Lisa M. Summers
P.O. Box 1475
Eugene, OR 97440

MIN: 1001359-0007011258-3
Address: PO Box 2026, Flint, MI 48501-2026
MERS Telephone #: 888-679-MERS (6377)

ASSIGNMENT OF DEED OF TRUST BY BENEFICIARY

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR PEOPLES BANK, PO Box 2026, Flint, MI 48501-2026, Beneficiary of the security instrument, its successors and/or assigns, under the Deed of Trust described as follows:

Parties:

Grantors/Borrowers: CHRISTIAN NELSON AND KRYSTAL D. NELSON
Trustee: LAND TITLE COMPANY OF SKAGIT COUNTY
Beneficiary: PEOPLES BANK


Recorded:

Date: April 28, 2017
As: Recording No. 201704280108
Skagit County, Washington Records

hereby grants, assigns, transfers and sets over to PEOPLES BANK, 3100 Woburn St., Bellingham, WA 98226, the above described Trust Deed, and all right, title and interest in and to the real property thereby conveyed, together with the promissory note therein referred to and all moneys due or that may become due thereunder, subject only to the provisions of the Trust Deed specified.

DATED: August 24, 2022

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PEOPLES BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND/OR ASSIGNS

By: 
Title VP, Credit Risk Manager
Assistant Secretary, MERS

Assignment (MERS) 8-23-2022 (02440200xA0152)

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

On this day personally appeared before me IVAN DOCHONSKI, the Assistant Secretary, of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PEOPLES BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND/OR ASSIGNS, known to me to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she was authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal on August 24, 2022.



[Handwritten Signature]

Notary Public for Washington
Residing at Bellingham
My Commission Expires: 10/27/25

[Faint handwritten notes]

[Faint handwritten notes]

Exhibit A

Tract 4 and the North 20 feet of Tract 3 of Short Plat No. 98-78, approved December 6, 1978 and recorded December 7, 1978, under Auditor's File No. 892644, in Volume 3 of Short Plats, page 48, records of Skagit County, Washington; being a portion of Tract 36, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington,

EXCEPT that portion of said Tract 4 described as follows:

Begin at the Southeast corner of Tract 1 of said Short Plat;
thence North along the East lines of Tracts 1, 2 and 3 of said Short Plat to a point on the South line of the North 20 feet of said Tract 3; thence East along the Easterly extension of said South line to a point on a line parallel with and 10 feet East of the East line of Tracts 1, 2 and 3 of said Short Plat;
thence South along said parallel line to a point on the South line of said Tract 4;
thence West along said South line to the point of beginning.

AND EXCEPT those portions of Tract 4, described as follows:

- 1.) Beginning at the Northeast corner of said Tract 4;
thence South 89°39'50" West along the North line of said Tract 4, a distance of 23.41 feet;
thence South 0°43'26" East, a distance of 329.94 feet to a point on the South line of said Tract 4;
thence North 89°37'16" East along the South line of said Tract 4, a distance of 21.44 feet to the Southeast corner of said Tract 4;
thence North 0°22'53" West along the East line of said Tract 4, a distance of 329.91 feet to the true point of beginning.
- 2.) Beginning at the Northeast corner of said Lot 4;
thence South 89°39'50" West along the North line of said Lot 4, a distance of 28.60 feet to the true point of beginning;
thence South 0°31'55" East, a distance of 12.65 feet;
thence North 89°44'28" West parallel to and 5 feet North of an existing fence line running East and West, a distance of 303.42 feet to a fence line which runs North and South;
thence North 0°45'10" West along said fence line, a distance of 9.50 feet to the North line of said Lot 4;
thence North 89°39'50" East along the North line of said Lot 4, a distance of 303.45 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.