

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#: 4000451361 "BROWN," S02/001 002631283 5860501144 5515332 Skagit, Washington

MIN #:100392411206115175 MERS Corporate Phone Number: 1-888-679-6377

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

Original Trustor: MARGARET LOUISE BROWN, AN UNMARRIED WOMAN
Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS
Dated: 07-01-2020 Recorded: 07-22-2020 as Instrument No. 202007220068, Book/Reel/Liber N/A, Page/Folio N/A In the County of Skagit State of Washington

Legal: See Exhibit "A" Attached Hereto And By This Reference Made A Part Hereof

Assessor's/Parcel No: 340416-1-016-0700

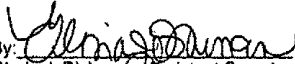
Property Address: 3517 E COLLEGE WAY, MOUNT VERNON, WA 98273

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, LLC. 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 July 22nd, 2024

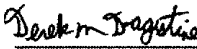
By: 
Gloria J. Dishman Assistant Secretary

** Fair way Independent
Mortgage Corporation
Jg*

STATE OF New York
COUNTY OF Erie

On the 22nd day of July in the year 2024 before me, the undersigned, personally appeared Gloria J. Dishman, 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,


Derek M Dagustine
Notary Public State of New York
Notary Expires: 12/13/2025 #01DA6426500
Qualified in Erie County

DEREK M DAGUSTINE
NOTARY PUBLIC STATE OF NEW YORK
ERIE COUNTY
LIC. #01DA6426500
COMM. EXP. 12/13/2025

Exhibit A

LEGAL DESCRIPTION RIDER

LOT 2 OF SHORT PLAT NO. L005-012, APPROVED JUNE 27, 2005, RECORDED JUNE 30, 2005, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200506300088, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF TRACT "D" OF SHORT PLAT NO. MV-14-77, APPROVED AUGUST 1, 1977, RECORDED AUGUST 1, 1977, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 861791, IN VOLUME 2 OF SHORT PLATS, PAGE 94, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.