

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#: 4001054974 "ROBERTS" R33/296 0228977398 8240501275 8240501275 Skagit, Washington

MIN #:100392411208074271 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: JAMES ANDREW ROBERTS AND MARGARET ELISE ROBERTS, A MARRIED COUPLE
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: 03-12-2021 Recorded: 03-15-2021 as Instrument No. 202103150228, Book/Reel/Liber N/A, Page/Folio N/A In the County of Skagit State of Washington

Legal: LOT 188, PLAT OF SKAGIT HIGHLANDS DIVISON V (PHASE 1), ACCORDING TO THE PLAT THEREOF RECORDED ON DECEMBER 21, 2006 UNDER AUDITOR'S FILE NO. 200612210067, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Assessor's/Parcel No: 4915-000-188-0000

Property Address: 5449 EMERALD CT, 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 ~~*~~, beneficiary of the security instrument, its successors and assigns

On July 23rd, 2024

By: *Gloria J. Dishman*
Gloria J. Dishman Assistant Secretary

** Fairway Independent Mortgage Corporation
ML*

STATE OF New York
COUNTY OF Erie

On the 23rd 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 ~~*~~, 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
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**