

APN:P106934 / 4632-000-041-0000

Requested and Prepared by:

When Recorded Mail To:
BSI FINANCIAL SERVICES
314 S. FRANKLIN ST.
TITUSVILLE, PA 16354

Trustee Sale No: 24-70474	MERS P.O. Box 2026 Flint, MI 48501-2026	SPACE ABOVE THIS LINE FOR RECORDER'S USE MERS MIN: 1003363-0002335805-1 MERS PH: 1-888-679-6377
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The undersigned hereby affirms that there is no Social Security number contained in this document.

ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned hereby grants, assigns, and transfers to **SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES** its interest under that certain Deed of Trust dated 8/23/2022 executed by **DAVID B RUSSELL AND SUSAN RUSSELL, HUSBAND AND WIFE**, as Trustor(s), and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR AMERICAN FINANCIAL RESOURCES, INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, as Beneficiary, and **WFG NATIONAL TITLE**, as Trustee, and recorded on 8/29/2022 as Instrument Number 202208290082 of Official Records, in the office of the County Recorder of Skagit County, Washington and also all rights accrued or to accrue under said Deed of Trust.

Property Address: 5050 AERIE LN, SEDRO WOOLLEY, WASHINGTON 98284
Assessor's Property Tax Parcel or Account Number: P106934 / 4632-000-041-0000
Legal Description: LOT 41, EAGLE VALLEY P.U.D., ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGES 181 THROUGH 183, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Date: 09/19/2024

By: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR AMERICAN FINANCIAL RESOURCES, INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**

Troy Valentine
By: Troy Valentine
Its: Assistant Secretary

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of TEXAS
County of DALLAS

On 09/19/2024 before me, Ashley Azure Notary Public, personally appeared Troy Valentine who proved to me on the basis of satisfactory evidence to be the person(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 authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Signature *Ashley Azure* (Seal)
Ashley Azure

