

When recorded return to:  
**QUALITY LOAN SERVICE  
CORPORATION**  
108 1st Ave South, Suite 450  
Seattle, WA 98104

APN No.: 4617-000-003-0002(P104706)

*Space above is for recorder's use only*

## APPOINTMENT OF SUCCESSOR TRUSTEE

Pursuant to the provisions of that certain Deed of Trust dated 7/1/2015, by **MELANIE A STUM**, as Trustor, to **GUARDIAN NORTHWEST TITLE AND ESCROW.**, as Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR AXIA FINANCIAL, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS.**, as Beneficiary, recorded on 7/6/2015, Instrument No. 201507060126 in the office of the SKAGIT Recorder of SKAGIT County, Washington, to secure an obligation under a Promissory Note in the amount of **\$181,649.00**. The undersigned, as actual holder of the Promissory Note, does hereby remove **GUARDIAN NORTHWEST TITLE AND ESCROW.**, as Trustee and does, pursuant to the terms of the Deed of Trust, hereby remove any Successor Trustee or Trustees who may have been previously appointed in place of the original Trustee, and does hereby appoint and substitute **QUALITY LOAN SERVICE CORPORATION**, of **108 1<sup>st</sup> Ave South, Suite 450, Seattle, Washington 98104** to serve, effective immediately, as Successor Trustee in the Deed of Trust, and to replace the Trustee of Record.

The undersigned, hereby revokes all other appointments of trustee, appointed or filed in the past, giving and granting to **QUALITY LOAN SERVICE CORPORATION** all the powers, duties and authority of the discharged Trustee, and hereby ratifying all acts of said Successor Trustee heretofore or hereafter performed so long as in accordance with the appointment, the Deed of Trust, and applicable law. Said Successor Trustee shall, in accordance with the provisions of the Deed of Trust, succeed to all the title, powers and duties conferred upon the Original Trustee(s) by the terms of said Deed of Trust and by applicable law.

003-WA-V9

TS No.: **WA-24-1001517-BF**

Order No.: **240601780-WA-MSI**

\*The Undersigned: Wells Fargo Bank, N.A.

The following described real estate, together with its improvements, easements and appurtenances thereunto belonging, is located in SKAGIT County, Washington and more particularly described as follows:

LOT 3, "DEER RIDGE ADDITION", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 123 AND 124, IN THE RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON.

Wells Fargo Bank, N.A.,

*Farisha Demery*

Farisha Demery  
Vice President Loan Documentation  
Wells Fargo Bank, N.A.  
11/06/2024

North Carolina  
Mecklenburg County

I, Wendy Hernandez, a Notary Public of Mecklenburg County and State of North Carolina, do hereby certify that Farisha Demery personally came before me this 6th day of October 2024 and acknowledged that he/she is the Vice President Loan Documentation, of Wells Fargo Bank, NA., and that he/she, as Vice President Loan Documentation, being authorized to do so, executed the foregoing on behalf of Wells Fargo Bank, N.A.

Witness my hand and official seal, this 6<sup>th</sup> day of October 2024.

Notary Public Wendy Hernandez

My commission expires: March 10, 2029

Wendy Hernandez  
NOTARY PUBLIC  
Mecklenburg County, NC  
My Commission Expires March 10, 2029

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