

Return Address:
BANNER BANK
P.O. BOX 907
WALLA WALLA WA 99362
Attn: RECONVEYANCE DEPT.
10041281-VAN ZANDEN

APPOINTMENT OF SUCCESSOR TRUSTEE

KNOW ALL MEN BY THESE PRESENTS, that THEODORE VAN ZANDEN JR. AND CAROL A. VAN ZANDEN, HUSBAND AND WIFE is the grantor, and ISLANDTITLE COMPANY is Trustee, and BANNER BANK, FORMERLY KNOWN AS FIRST SAVINGS BANK OF WASHINGTON AND WHATCOM STATE BANK, is the beneficiary under that certain deed dated JULY 2, 2002 recorded on JULY 3, 2002 in book/reel/volume No. N/A at page N/A as instrument No. 200207030085 Records of SKAGIT County, State of WASHINGTON.

The undersigned, who is the present beneficiary under said trust deed, desires to appoint a new trustee in the place and stead of the original trustee named above.

NOW THEREFORE, in view of the premises, the undersigned hereby appoints NORTHWEST FINANCIAL CORPORATION, A WASHINGTON CORPORATION whose address is P.O. BOX 907, WALLA WALLA, WA 99362, as successor trustee under said deed, to have all the powers of said original trustee, effective immediately,

In construing this instrument, and whenever the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the undersigned beneficiary has executed this document. If the undersigned is a corporation, it has caused its name to be signed and its seal affixed by an officer of other person duly authorized to do so by its board of directors.

DATE: NOVEMBER 15, 2004

BANNER BANK, FORMERL KNOWN
AS FIRST SAVINGS BANK OF WASHINGTON

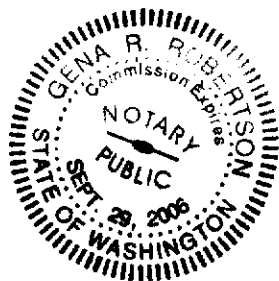
BY: Rhonda Yantis
Rhonda Yantis, Asst Vice President

STATE OF WASHINGTON

} ss.

COUNTY OF Walla Walla

On this 16 day of November before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Rhonda Yantis, to me known to be the Asst. Secretary, respectively, of BANNER BANK FORMALLY KNOWN AS, FIRST SAVINGS BANK OF WASHINGTON, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation. For the uses and purposes therein mentioned, and on oath stated that SHE IS authorized to execute the said instrument and the seal affixed is the corporate seal of said corporation.



Witness my hand and official seal hereto affixed the
day and year first above written.

Genia R. Robertson

Notary Public in and for the State of Washington residing at Walla Walla