After Recording Return to:
Heather L. Smith
Northwest Trustee Services, Inc.
P.O. Box 997
Bellevue, WA 98009-0997

201001200051
**Skagit County Auditor**
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# Appointment of Successor Trustee

98944-2

File No. 7023.09949

**GUARDIAN NORTHWEST TITLE CO.**

*Robert G. Miller and Diane M. Miller, husband and wife is/are the grantor(s),* Northwest Trustee Services, LLC is the trustee and Wells Fargo Bank, N.A. is the beneficiary under that certain deed of trust dated 08/18/05 and recorded on 08/24/05 under Skagit County, Washington Auditor's File No. 200508240073.

The present beneficiary under said deed of trust appoints Northwest Trustee Services, Inc., a Washington corporation, whose address is P.O. Box 997, Bellevue, WA 98009-0997, as successor trustee under the deed of trust with all powers of the original trustee.

The undersigned present beneficiary warrants and represents that, as of the date this Appointment of Successor Trustee has been executed and acknowledged, it is the owner and holder of the obligation secured by the subject deed of trust and is not holding the same as security for a different obligation.

**Wells Fargo Bank NA, Attorney in fact for Bank of America, National Association**

By_____
Xee Moua, Vice President of Loan Documentation

STATE OF _____South Carolina ____ )
)ss
COUNTY OF _____York _____ )

I certify that I know or have satisfactory evidence that _____Xee Moua _____ is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the _____Vice President of Loan Documentation ____ of Wells Fargo Bank NA, Attorney in fact for **Bank of America, National Association** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 01/14/2010

_____
Notary Public in and for the State of ___South Carolina
Residing at_____Fort Mill _____
My appointment expires_____

**Client:** «ClientName»
**Borrower:** «MatterName»

**NORTHWEST TRUSTEE SERVICES, INC.**
**P.O. BOX 997**
**BELLEVUE, WA 98009-0997**
**425-586-1900** FAX **425-586-1997**

**SERVING WASHINGTON, OREGON, IDAHO & ALASKA**

UNOFFICIAL DOCUMENT