

When recorded return to:
Quality Loan Service Corp. of Washington
C/O Quality Loan Service Corporation
2141 5th Avenue
San Diego, CA 92101



201202170092
Skagit County Auditor

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TS No.: **WA-11-446530-SH** Space above this line for recorders use only
Order No.: **110249558-WA-GNO**
APN No.: **350312-2-002-0220**
MERS MIN No. 1001962-1000003870-0 MERS Telephone No. 1-888-679-6377

Appointment of Successor Trustee

Pursuant to the provisions of that certain Deed of Trust dated 8/4/2005 and executed by **CLEAVER D. SANDERS AND KRISTINA K. SANDERS, HUSBAND AND WIFE**, as Trustor, to **LAND TITLE**, as Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PACIFIC CREST SAVINGS BANK A WASHINGTON CORPORATION**, as Beneficiary, recorded on 8/19/2005 as Instrument No. **200508190118**, in the office of the County Recorder of **SKAGIT** County, **WA**; and to secure an obligation under a Promissory Note. Wells Fargo Bank, N.A., as the authorized agent of the holder of the Note, does hereby remove **LAND TITLE**, 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 **Quality Loan Service Corporation of Washington of 19735 10th Avenue NE, Suite N-200, Poulsbo, WA 98370** to serve, effective immediately, as Successor Trustee in the Deed of Trust, and to replace the trustee of record. Said Successor Trustee is qualified to serve as Successor Trustee under the laws of this state.

Wells Fargo Bank, N.A. hereby revokes all other substitutions of trustee which it may have executed, appointed or filed in the past, giving and granting to said Successor Trustee all the powers, duties and authority of the discharged Trustee, and hereby ratifying all acts of said Successor Trustee heretofore or hereafter performed. 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.

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

THE EAST 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M. EXCEPT THE NORTH 20 FEET THEREOF. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

At the time of the execution of the Deed of Trust, this property was reported to have an address of: **17380 SAMISH HEIGHTS ROAD, BOW, WA 98232.**

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In witness whereof, the undersigned authorized agent for the holder of the Note has executed this document. If the undersigned is a corporation, it has caused its name to be signed by an officer or other person duly authorized to do so by order of its board of directors.

Executed this 26th day of January 2012

Wells Fargo Bank, N.A., as servicer and attorney-in-fact for
US Bank National Association, as Trustee for Bear Stearns
ARM Trust 2006-1, Mortgage Backed Notes, Series 2006-1.

Nichole Fede

Nichole Fede
Vice President of Loan Documentation

State of: South Carolina)

County of: York)

On this day January 26, 2012 personally appeared before me **Nichole Fede Vice President of Loan Documentation** of Wells Fargo Bank, N.A., as servicer and attorney-in-fact for US Bank National Association, as Trustee for Bear Stearns ARM Trust 2006-1, Mortgage Backed Notes, Series 2006-1. to me known to be the individual or individuals described in and who executed the within and forgoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the users and purposes therein mentioned.

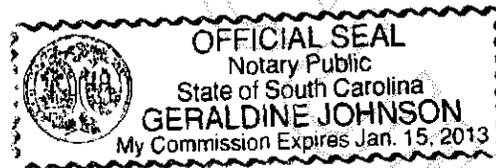
Given under my hand and official seal this 26th day of January 2012

Geraldine Johnson

Signature and seal stamp of officer

Notary Public in and for the State of South Carolina

My Commission expires: 01-15-2013



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