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Wells Fargo Home Mortgage
MAC X3802-03A
8480 Stagecoach Circle
Frederick, MD 21701



201204020131
Skagit County Auditor

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SUBSTITUTION OF TRUSTEE AND PARTIAL RELEASE AND MODIFICATION OF DEED OF TRUST

GUARDIAN NORTHWEST TITLE CO.

Reference No. 200906150189

Grantor: Sharon L. Salfer

Grantee: Wells Fargo Bank, N.A.

Abbreviated Legal Description: Portion SE ¼ of Section 25, Township 36 N, Range 4 East, W.M.

Assessor's Tax Parcel ID No.: P49903

97007

This Agreement, made this day of March 27, 2012 for the benefit of Sharon L. Salfer, single, Trustor in the Deed of Trust mentioned below and the owner of the real property described therein, Northwest Trustee Services, LLC Trustee and Wells Fargo Bank, N.A. Lender and Lender's successors and assigns, Beneficiary and the present owner and holder of the indebtedness secured by said Deed of Trust:

WITNESSETH:

Whereas, Trustor did execute a Deed of Trust dated June 9, 2009, encumbering real property described therein for the purpose of securing an indebtedness of One Hundred Sixty Two Thousand Eight Hundred and No/100ths Dollars (\$162,800.00) in favor of Wells Fargo Bank, N.A., Beneficiary, said Deed of Trust was executed by Sharon L. Salfer, to Northwest Trustee Services LLC, Trustee, recorded June 15, 2009 in the Auditor's office, in and for the County of Skagit, State of Washington, as Auditor's File No. 200906150189; and

Whereas, The undersigned Wells Fargo Bank, N.A., desires to substitute a new Trustee under said Deed of Trust in the place and stead of said original Trustee thereunder, and any subsequently appointed Trustee.

Now, Therefore: the undersigned Beneficiary hereby substitutes Guardian Northwest Title Company, as Trustee under said Deed of Trust.

Whereas, Trustor and Beneficiary desire to modify the legal description of the property encumbered by the Deed of Trust and to do so it is necessary for said Deed of Trust to encumber all of the Modified property.

Now, Therefore, in consideration of the foregoing and other valuable consideration, the parties hereto do hereby amend and modify, said Deed of Trust by adding the following legal description:

See Exhibit "A" attached hereto and made a part hereof.

Trustor hereby grants to said Trustee the real property last described, in trust, with Power of Sale, for the purpose and under all of the provisions contained in said Deed of Trust, to the same effect as if said real property last described had been originally described thereon;

NOW, THEREFORE, the undersigned Beneficiary requests the Trustee of said Deed of Trust to reconvey a portion of the property described in said Deed of Trust.

NOW, THEREFORE, the undersigned, Trustee, does hereby REMISE, RELEASE AND CONVEY, without warranty, to the present owner of said property, PART of the real estate in said Deed of Trust described, situated in Skagit Count in the State of Washington, to-wit:

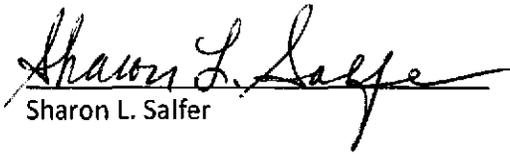
See Exhibit "B" attached hereto and made a part hereof.

Except , as hereby modified, said Deed of Trust shall remain in full force and effect.

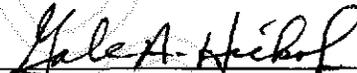
See Exhibit "C" attached hereto and made a part hereof for the entire legal description of the real property now encumbered by said Deed of Trust.

This Agreement shall inure to the benefit of and be binding upon the parties hereto and the personal representatives and successors in interest of each of them.

In Witness Whereof, the parties have executed this instrument the day and year first described above.


Sharon L. Salfer

Guardian Northwest Title Company, Trustee

By: 
Gale A. Hickok, President

Wells Fargo Bank, N.A., Beneficiary

By: 
(signature) Lorna L. Slaughter

Vice President

(name and title-printed or typed)

(See Notary Acknowledgements on next page)

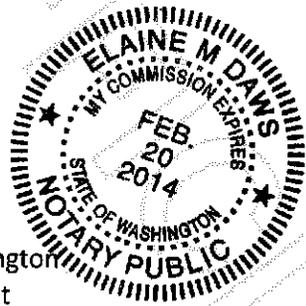


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State of Washington
County of Skagit

On this day personally appeared before me Sharon L. Salfer to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 24th day of February, 2012



Elaine M. Daws
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires on December 5, 2014

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Gale A. Hickok is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of Guardian Northwest Title Company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal the day and year last above written.



John B. Melnor
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires on December 5, 2014

State of Maryland
County of Washington

I certify that I know or have satisfactory evidence that Lorna L. Slaughter 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 Wells Fargo Bank, N.A. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal the day and year last above written.



My Comm. Exp. 10/8/2013



Sal Wade
Notary Public in and for the State of Maryland
Residing at Washington County
My commission expires on 10/08/2013



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Skagit
Surveyors & Engineers

806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

EXHIBIT "A"

LEGAL DESCRIPTION FOR
SHARON SALFER and KATHLEEN ARENTZEN
OF
PARCEL TO BE CONVEYED TO SHARON SALFER.

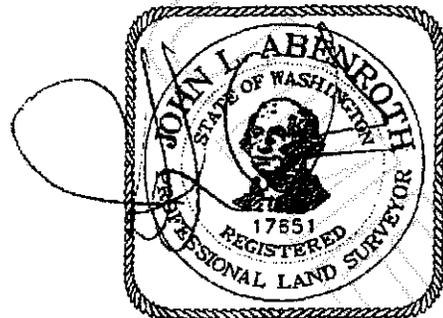
June 22, 2011

That portion of the southeast quarter of the southeast quarter of Section 25, Township 36 North, Range 4 East, W.M. described as follows:

Beginning at the southeast corner of that certain parcel conveyed to Sharon Salfer by deed recorded under AP#20063300066, records of Skagit County, Washington; thence S 1°54'20"W along the west line of State Route 9, a distance of 27.68 feet; thence N 87°49'27"W, a distance of 268.59 feet; thence N 1°54'20"E, a distance of 26.41 feet to a point on the south line of said Salfer parcel; thence S 88°05'40"E, a distance of 268.59 feet to the point of beginning.

Containing 7,264 square feet.

Situate in Skagit County, Washington.



8/29/11

EXHIBIT A



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EXHIBIT "B"
LEGAL DESCRIPTION FOR
SHARON SALFER and KATHLEEN ARENTZEN
OF
PARCEL TO BE CONVEYED TO KATHLEEN ARENTZEN

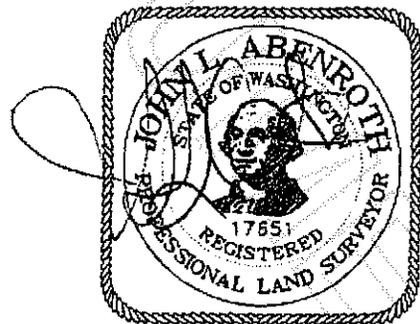
June 22, 2011

That portion of the southeast quarter of the southeast quarter of Section 25, Township 36 North, Range 4 East, W.M. described as follows:

Commencing at the southeast corner of that certain parcel conveyed to Sharon Salfer by deed recorded under AF#20063300066, records of Skagit County, Washington; thence N 88°05'40"W along the south line of said Salfer parcel, a distance of 268.59 feet to the point of beginning of this description; thence N 88°05'40"W along the south line of said Salfer parcel, a distance of 52.41 feet to the southwest corner thereof; thence N 1°54'20"E along the west line of said Salfer parcel, a distance of 139.16 feet to the northwest corner thereof; thence S 86°49'07"E along the north line of said Salfer parcel, a distance of 52.42 feet to a point on the north line of said Salfer parcel which is 268.66 feet from the northeast corner thereof; thence S 1°54'20"W, a distance of 137.99 feet to the point of beginning of this description.

Containing 7,264 square feet.

Situate in Skagit County, Washington.



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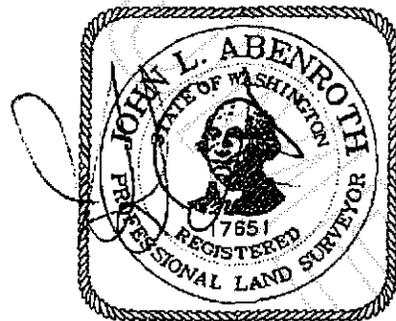
EXHIBIT "C"
LEGAL DESCRIPTION FOR
SHARON SALFER and KATHLEEN ARENTZEN
OF
SHARON SALFER LEGAL AFTER BOUNDARY LINE ADJUSTMENT

August 12, 2011

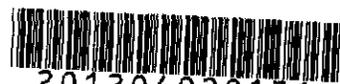
That portion of the southeast quarter of the southeast quarter of Section 25, Township 36 North, Range 4 East, W.M. described as follows:

Commencing at the southeast corner of said Section 25; thence N 1°54'20"E along the east line of said Section 25, a distance of 1,200.00 feet; thence N 88°05'40"W, a distance of 30.00 feet to a point on the west line of State Route 9 and the point of beginning of this description; thence S 1°54'20"W along the west line of State Route 9, a distance of 27.68 feet; thence N 87°49'27"W, a distance of 268.59 feet; thence N 1°54'20"E, a distance of 164.40 feet to a point on the north line of that certain parcel conveyed to Sharon Salfer by deed filed under AF#20060330066 which is 268.66 feet from the northeast corner thereof; thence S 86°49'07"E along said north line, a distance of 268.66 feet to the northeast corner of said Salfer parcel; thence S 01°54'20"W, a distance of 132.01 feet to the point of beginning of this description.

Containing 1.00 acre.



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