

When Recorded Return To:

LIEN RELEASE DEPT.  
WELLS FARGO HOME MORTGAGE  
1003 E BRIER DR  
MAC X0501-022  
SAN BERNARDINO, CA 92408



201304220162  
Skagit County Auditor

4/22/2013 Page 1 of 1 10:41AM

**APPOINTMENT OF SUCCESSOR TRUSTEE**

WFHM - CLIENT 708 #:0195994686 "WARD" Lender ID:501208/0101512319 Skagit, Washington  
MERS #: 100167900000060556 SIS #: 1-888-679-6377

WHEREAS, the undersigned is the present Beneficiary under the Deed of Trust Described as follows:

Original Trustor : JAMES C WARD AND JOANNE M WARD  
Original Beneficiary : MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
Dated: 11/20/2004 Recorded: 11/30/2004 in Book/Reel/Liber: N/A Page/Folio: N/A as Instrument No.:  
200411300164 In the County of Skagit State of Washington

Property Address: 3814 W 6TH ST, ANACORTES, WA 98221

AND WHEREAS, the undersigned, who is the present Beneficiary under said Deed of Trust, desires to appoint a successor Trustee under said Deed of Trust in the place and stead of present Trustee thereunder;

Now therefore, the undersigned hereby appoints WELLS FARGO FINANCIAL NATIONAL BANK, A NATIONAL BANKING ASSOCIATION whose address is 1003 E. BRIER DR., MAC# X0501-022, SAN BERNARDINO, CA 92408 as Successor Trustee under said Deed of Trust, to have all the powers of said original Trustee, effective immediately.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
On April 12th, 2013

By:

  
NORI E. MCVEY, Assistant Secretary

STATE OF California  
COUNTY OF San Bernardino

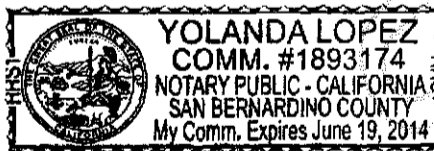
On April 12th, 2013 before me, YOLANDA LOPEZ, Notary Public, personally appeared NORI E. MCVEY, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal,

  
YOLANDA LOPEZ

Notary Expires: 06/19/2014 #1893174



(This area for notarial seal)