

RETURN ADDRESS:
PATRIC L. BALLENGER
JUDITH M BALLENGER
3602 COMMERCIAL AVE
ANACORTES, WA 98221-4230



Skagit County Auditor \$88.00
10/17/2013 Page 1 of 3 10:17AM

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LOAN # 198022498 ph

DOCUMENT 1 TITLE: **SUBSTITUTION OF TRUSTEE**

Reference #'s:

Instrument Number 200109270001
Book (Reel) n/a
Page (Image) n/a

Grantor(s)

1. Wells Fargo Bank, National Association
successor to Pacific Northwest Bank, Beneficiary
2. Wells Fargo Bank, N.A., Beneficiary

Grantee(s)

1. Wells Fargo Financial National Bank,
Substituted Trustee

DOCUMENT 2 TITLE: **FULL RECONVEYANCE**

Reference #'s: 200109270001

Grantor(s)

1. Wells Fargo Financial National Bank,
Substituted Trustee

Grantees(s)

1. PATRIC LEE BALLENGER and JUDITH
MARIE BALLENGER, Husband and Wife,
Borrower

LEGAL DESCRIPTION (ABBREVIATED: O.E., LOT, BLOCK, PLAT OR SECTION, TOWNSHIP,
RANGE) LOT 49, ANACORTES IND PARK

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER: 4198-000-049-0007; 4198-000-049-
0106

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

The undersigned beneficiaries, in and under the provisions of that certain Deed of Trust executed by **PATRIC LEE BALLENGER and JUDITH MARIE BALLENGER, Husband and Wife**, "Grantor" to **ISLAND TITLE COMPANY**, as "Trustee" for **Wells Fargo Bank, National Association** successor to **Pacific Northwest Bank**, "Beneficiary" and "Lender", dated **September 26, 2001** and recorded on **September 27, 2001** in **Skagit County, State of Washington** as Instrument **200109270001**, Book **n/a**, Page **n/a** of Official Records do(es) in accordance with the provisions of said Deed of Trust, hereby give notice of the Substitution and Appointment of **Wells Fargo Financial National Bank** in place and instead of **ISLAND TITLE COMPANY**, the Trustee above named, and do(es) hereby vest in said substituted Trustee, all the rights, title, estate, power, duty and trusts, conferred by said Deed of Trust upon the Trustee therein named. And whereas the indebtedness secured, to be paid by the Deed of Trust above-mentioned has been fully paid and/or satisfied.

NOW THEREFORE, **Wells Fargo Financial National Bank**, Substituted Trustee, does hereby GRANT AND RECONVEY unto the parties entitled thereto without warranty, all the estate and interest derived to the said Trustee under said Deed of Trust in the lands therein described, situated in **Skagit County, State of Washington**. Reference being hereby made specifically to said Deed of Trust and the record thereof for a particular description of said lands.

DESCRIPTION: See Exhibit A

The Real Property or its address is commonly known as **2901 T AVENUE, ANACORTES, WA 98221**. The Real Property tax identification number is **4198-000-049-0007; 4198-000-049-0106**.

Dated this **20** day of **September, 2013**.

Wells Fargo Bank, National Association
("Beneficiary")

Amber Reinecker
Amber Reinecker, Officer

Wells Fargo Financial National Bank
("Substituted Trustee")

Amber Reinecker
Amber Reinecker, Title Officer

STATE OF IDAHO

ss.

COUNTY OF ADA

On this **20** day of **September, 2013**, before me, the undersigned Notary Public, personally appeared **Amber Reinecker** and known to me to be the Officer, authorized agent for **Wells Fargo Bank, National Association**, a national banking association, and known to me to be the Title Officer, authorized agent for **Wells Fargo Financial National Bank**, a national banking association that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said national banking association, duly authorized by the national banking association through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument.

Teuta Preniqi
Idaho Notary Public
My commission expires: 3-7-18

RECORDING REQUESTED BY:
Wells Fargo Bank, N.A.
PO Box 8203, MAC # U1851-015
Boise, ID 83707-2203

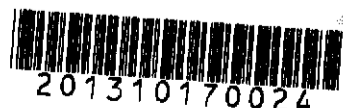
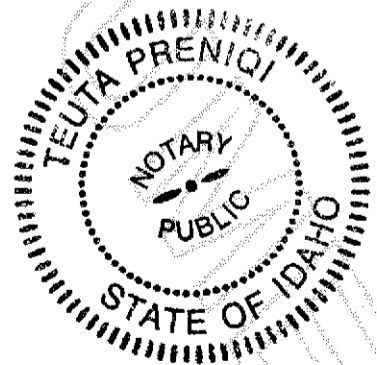


Exhibit A

PARCEL A:

**THE WEST 135.69 FEET OF LOT 49, ANACORTES INDUSTRIAL PARK ADDITION,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 19,
RECORDS OF SKAGIT COUNTY, WASHINGTON;**

PARCEL B:

**LOT 49, ANACORTES INDUSTRIAL PARK ADDITION, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 19, RECORDS OF SKAGIT
COUNTY, WASHINGTON;**

EXCEPT THE WEST 135.69 FEET THEREOF.

SITUATED IN SKAGIT COUNTY, WASHINGTON



201310170024