

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



201311250013

Skagit County Auditor \$89.00  
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LOAN # 1244342169 HC

DOCUMENT 1 TITLE: **SUBSTITUTION OF TRUSTEE**

Reference #'s:

Instrument Number **200303260129**  
Book (Reel) NA  
Page (Image) NA

**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: **200303260129**

**Grantor(s)**

1. **Wells Fargo Financial National Bank,**  
**Substituted Trustee**

**Grantees(s)**

1. **Patric L Ballenger and Judith M Ballenger,**  
**Trustees of The Patric L. and Judith M**  
**Ballenger Living Trust, u/a dated January 15,**  
**2002, Borrower**

LEGAL DESCRIPTION (ABBREVIATED: O.E., LOT, BLOCK, PLAT OR SECTION, TOWNSHIP,  
RANGE) **PTN. LOT 49, Anacortes Industrial 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 L Ballenger and Judith M Ballenger, Trustees of The Patric L. and Judith M Ballenger Living Trust, u/a dated January 15, 2002, "Grantor"** to **Island Title Company**, as "Trustee" for **Wells Fargo Bank, National Association, successor to Pacific Northwest Bank**, "Beneficiary" and "Lender", dated **March 25, 2003** and recorded on **March 26, 2003** in **Skagit County, State of Washington** as Instrument **200303260129**, Book NA, Page NA 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.

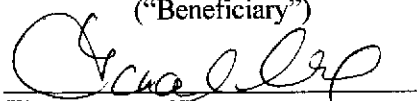
NOW THEREFORE, **Wells Fargo Financial National Bank**, Substituted Trustee, does hereby GRANT AND RECONVEY unto the parties entitled thereto without warranty, all the estate and interest derived to the said Trustee under said Deed of Trust in the lands therein described, situated in **Skagit County, 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**

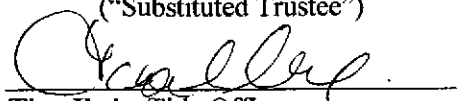
**The Real Property or its address is commonly known as 2901 T. Ave., Anacortes, WA 98221. The Real Property tax identification number is 4198-000-049-0007; 4198-000-049-0106.**

Dated this 7 day of **November, 2013**.

**Wells Fargo Bank, National Association**  
("Beneficiary")

  
Tina Ihrig, Officer

**Wells Fargo Financial National Bank**  
("Substituted Trustee")

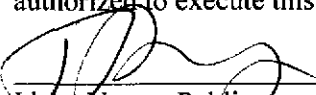
  
Tina Ihrig, Title Officer

STATE OF IDAHO

ss.

COUNTY OF ADA

On this 7 day of **November, 2013**, before me, the undersigned Notary Public, personally appeared **Tina Ihrig** 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.

  
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



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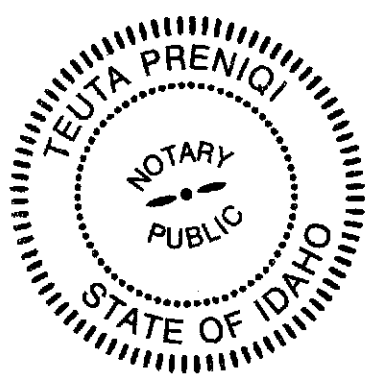


Exhibit A

**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**



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\$89.00

Exhibit A

**PROPERTY DESCRIPTION.** The word "Property" as used in this Agreement means the following Real Property located in Skagit County, State of Washington:

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.  
Situated in Skagit County, Washington



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