

After Recording Mail to:
Northwest Trustee Services, Inc.
Neang Avila
P.O. Box 997
Bellevue, WA 98009-0997



201402180114

Skagit County Auditor \$16.00
2/18/2014 Page 1 of 3 3:11PM

Document Title(s): (or transactions contained therein)
Appointment of Successor Trustee

Reference Number(s) of Documents assigned or released:
201002160172

LAND TITLE OF SKAGIT COUNTY

_____ Additional numbers on page _____ of document

148523-
F

Grantor(s): (Last name first, then first and initials)

1. Larry Benjamin and Jennifer Benjamin
2. Mortgage Electronic Registration Systems, Inc. solely as nominee for Primary Residential Mortgage Inc.
3. Wells Fargo Bank, N.A.
- 4.
5. _____ Additional names on page _____ of document

Grantee(s): (Last name first, then first and initials)

1. Security Title Guaranty Company
2. Northwest Trustee Services, Inc.
- 3.
- 4.
5. Additional name on page _____ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

Lots 4-16, Blk 1, Townsite 1st To Hamilton.

_____ Complete legal description is on page _____ of document

Assessor's Property Tax Parcel/Account Number(s):

Lots 4-16, Blk 1, Townsite 1st To Hamilton.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

CPS

Signature of Requesting Party

After Recording Return to:
Neang Avila
Northwest Trustee Services, Inc.
P.O. Box 997
Bellevue, WA 98009-0997

APN No: **4112-001-016-0006/P100484**

Space above is for recorder's use only

APPOINTMENT OF SUCCESSOR TRUSTEE

Pursuant to the provisions of that certain Deed of Trust dated 01/27/10, by Larry Benjamin and Jennifer Benjamin, husband and wife, as Trustor, to Security Title Guaranty Company, as Trustee, for the benefit of Mortgage Electronic Registration Systems, Inc. solely as nominee for Primary Residential Mortgage Inc., as Beneficiary, recorded on 02/16/10 under Auditor's File number 201002160172, in the office of the County Auditor of SKAGIT County, Washington; to secure an obligation under a Promissory Note in the amount of \$255,667.00. The undersigned, as present holder of the Note, does hereby remove Security Title Guaranty Company, 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 and substitute Northwest Trustee Services, Inc., a Washington corporation, of P.O. Box 997, Bellevue, WA 98009-0997 to serve, effective immediately, as Successor Trustee in the Deed of Trust, and to replace the Trustee of Record.

The undersigned hereby revokes all other appointments of trustee which it may have executed, appointed or filed in the past, giving and granting to Northwest Trustee Services, Inc. all the powers, duties and authority of the discharged Trustee, and hereby ratifying all acts of said Successor Trustee heretofore or hereafter performed so long as in accordance with the appointment, the Deed of Trust, and applicable law. 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, Washington and more particularly described as follows:

The following described real estate, situated in the County of Skagit, State of Washington: Lots 4 through 16, Block 1 "The Hamilton Townsite Company's First Addition to the Town of Hamilton, Skagit Co., Washington, as per Plat recorded in Volume 2 of Plats, Page 93, records of Skagit County, Washington, Subject to: the grantor(s) for himself/herself/themselves and for his/her/their successors in



interest do(es) by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do(es) hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said grantor(s) and not otherwise, he/she/they will forever warrant and defend the said described real estate.

Executed this 6th day of February, 2014.

Wells Fargo Bank, N.A.



Name: Donita Hartsfield

Title: Vice President Loan Documentation

Company: Wells Fargo Bank, N.A.

Date: 02/06/2014

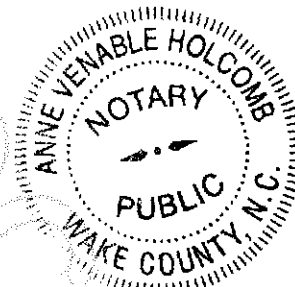
North Carolina
Wake County

I Anne Venable Holcomb, a Notary Public of Wake County and State of North Carolina do hereby certify that Donita Hartsfield personally came before me this day and acknowledged that she is the Vice President Loan Documentation of Wells Fargo Bank, NA., and that she, as Vice President Loan Documentation being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal, this 6th day of February, 2014.

 (Signature)

Anne Venable Holcomb, Notary Public
My commission expires 07/10/2015



NWTS File No. 7023.108767



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\$16.00

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