

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



201407100035

Skagit County Auditor

\$16.00

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3 3:23PM

**Document Title(s): (or transactions contained therein)**

1. Appointment of Successor Trustee
- 2.
- 3.

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

200904030094

\_\_\_\_\_ Additional numbers on page \_\_\_\_\_ of document

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

1. Wells Fargo Bank, NA
2. Shawn Gordon Ross and Katie Ross
- 3.
- 4.
5. \_\_\_\_\_ Additional names on page \_\_\_\_\_ of document

LAND TITLE OF SKAGIT COUNTY

149793 F

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

1. Madison Settlement Services
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)

Lot 1, Blackberry Meadows, Skagit Co., WA

\_\_\_\_\_ Complete legal description is on page \_\_\_\_\_ of document

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

4686-000-001-0000

P 110824

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

APN No: 4686-000-001-0000

*Space above is for recorder's use only*

### APPOINTMENT OF SUCCESSOR TRUSTEE

Pursuant to the provisions of that certain Deed of Trust dated 03/26/09, by Shawn Gordon Ross and Katie Ross, husband and wife, as Trustor, to Madison Settlement Services, as Trustee, for the benefit of Mortgage Electronic Registration Systems, Inc. solely as nominee for American Bank, a Federal Savings Bank, as Beneficiary, recorded on 04/03/09 under Auditor's File number 200904030094, in the office of the County Auditor of SKAGIT County, Washington; to secure an obligation under a Promissory Note in the amount of \$239,183.00. The undersigned, as present holder of the Note, does hereby remove Madison Settlement Services, 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:

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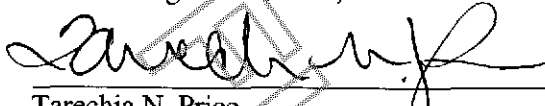
\$16.00

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Lot 1, "Plat of Blackberry Meadows," as per Plat recorded in Volume 16 of Plats, Pages 147 and 148, records of Skagit County, Washington.

Executed this 2<sup>nd</sup> day of July, 2014.

Wells Fargo Bank, N.A.,

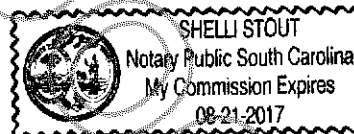


Tarechia N. Price  
Vice President Loan Documentation  
Wells Fargo Bank, NA  
07/02/2014

**State of South Carolina**  
**County of York**

*The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of July, 2014 by Tarechia N. Price, Vice President Loan Documentation; who is personally known [ ] or produced driver license as identification [ X ]; of Wells Fargo Bank, NA, a national banking association, on behalf of the association.*

Notary Public Shell Stout  
My commission expires 08/21/2017



NWTS File No. 7023.110697

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\$18.00  
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