When Recorded Return To:

Lien Release Department
PHH Mortgage Corporation (PHHM)
220 Northpointe Pkwy
Amherst, NY 14228

201502100009
Skagit County Auditor
2/10/2015 Page 1 of 1 8:32AM $14.00

APPOINTMENT OF SUCCESSOR TRUSTEE

PHH Mortgage Corporation (PHHM) #:2029316607 "MCDERMOTT" Lender ID:46B Skagit, Washington
MIN #: 100022405495168165 SIS #: 1-888-679-6377

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

Original Trustor : JOHN F MCDERMOTT AND GAIL M MCDERMOTT, HUSBAND AND WIFE
Original Beneficiary : MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HSBC MORTGAGE CORPORATION (USA) ITS SUCCESSORS AND ASSIGNS
Dated: 04/20/2005 Recorded: 04/25/2005 in Book/Reel/Liber: N/A Page/Folio: N/A as Instrument No.: 200504250214 In the County of Skagit State of Washington

Property Address: 320 S. 25TH STREET, MOUNT VERNON, WA 98273

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 FIRST AMERICAN TITLE COMPANY whose address is 181 EAST 5600 SOUTH, LIBERTY HALL BLDG, SUITE 330, MURRAY, UT 84107 as Successor Trustee under said Deed of Trust, to have all the powers of said original Trustee, effective immediately.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HSBC MORTGAGE CORPORATION (USA) ITS SUCCESSORS AND ASSIGNS
On January 29th, 2015

By: _____
MICHAEL PETER, Assistant Secretary

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. CORPORATE SEAL 1999 DELAWARE

STATE OF New York
COUNTY OF Erie

On the 29th day of January in the year 2015 before me, the undersigned Notary Public in and for said State, personally appeared MICHAEL PETER, Assistant Secretary, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), and that by his/her/their signature(s) on the instrument the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

WITNESS my hand and official seal,

_____
INDRANI MUKHERJEE
Notary Expires: 04/08/2017 #01MU6279444
Qualified in Erie County

INDRANI MUKHERJEE NOTARY PUBLIC STATE OF NEW YORK

(This area for notarial seal)

UNOFFICIAL DOCUMENT

"MC"MCPHHM"01/29/2015 08:52:49 AM" PHHM01PHHA0000000000000000073596" WASKAGI" 2029316607 WASTATE_TRUST_SUB "JH1PHHM"