

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



Skagit County Auditor  
2/26/2015 Page

1 of

3

\$16.00  
1:51PM

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

Appointment of Successor Trustee

**Reference Number(s) of Documents assigned or released: 201209050077**

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

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

1. Wells Fargo Bank, N.A.
2. Shanden J. Templar - Borrower
3. Simon C. Templar - Borrower
- 4.
5. \_\_\_\_\_ Additional names on page \_\_\_\_\_ of document

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

1. Northwest Trustee Services LLC
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 28, PLAT OF COPPER POND PUD, VOL. 16/PGS. 70-72, SKAGIT CO, WA

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

**Assessor's Property Tax Parcel/Account Number(s):**  
P108197

**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.**

\_\_\_\_\_  
**Signature of Requesting Party**

When Recorded Return To:  
Vennie McElligott  
Northwest Trustee Service, Inc.  
P.O. Box 997  
Bellevue, WA 98009-0997

APN No: **P108197**

*Space above is for recorder's use only*

### **APPOINTMENT OF SUCCESSOR TRUSTEE**

Pursuant to the provisions of that certain Deed of Trust dated 08/27/12, by Shanden J. Templar and Simon C. Templar, wife and husband, as Trustor, to Northwest Trustee Services LLC, as Trustee, for the benefit of Wells Fargo Bank, N.A., as Beneficiary, recorded on 09/05/12 under Auditor's File number 201209050077, in the office of the County Auditor of Skagit County, Washington, to secure an obligation under a Promissory Note in the amount of \$279,950.00. The undersigned, as actual holder of the Note, does hereby remove Northwest Trustee Services LLC, 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, Wells Fargo Bank, N.A., 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:

003-WA-V4



201502260056

Lot 28, "Plat of Copper Pond Planned Unit Development", according to the Plat thereof recorded in Volume 16 of Plats, Pages 70 through 72, Records of Skagit County, Washington. Situate in the County of Skagit, State of Washington.

Wells Fargo Bank, N.A.

*Latice Simone Aiken*

Latice Simone Aiken  
Vice President Loan Documentation  
Wells Fargo Bank, N.A.  
02/19/2015

State of South Carolina

County of York

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of February, 2015 by Latice Simone Aiken, Vice President Loan Documentation; on behalf of Wells Fargo Bank, N.A., a national banking association. Latice Simone Aiken [ ] is personally known to me or [x] produced satisfactory evidence of identification.

Notary Public \_\_\_\_\_

My commission expires \_\_\_\_\_

*J. Green*  
*03/02/2017*

JAMES C. GREEN  
NOTARY PUBLIC  
State of South Carolina  
My Commission Expires Mar. 2, 2017



201502260056