

Recording Requested By:
Wells Fargo Bank NA
BBOCS - Boise Collateral Department
PO Box 8203
Boise, ID 83707-2203



201512240045

Skagit County Auditor \$90.00
12/24/2015 Page 1 of 3 12:40PM

After Recording, Return To:
SCHENK PACKING CO., INC.
8204 288TH ST NW
STANWOOD, WA 98292-9525

JOB # 412597572 HK

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

Grantor (Beneficiary): Wells Fargo Bank, National Association successor to Pacific Northwest Bank
Grantee (Substituted Trustee): Wells Fargo Financial National Bank
Grantee (Grantor/Trustor): SCHENK PACKING CO., INC.
Legal Description: PTN NW 1/4 NW 1/4, 29-34-4 E W.M. See attached Exhibit A
The Real Property Address is commonly known as: 1321 South 6th Street and 1227 S 6th St, Mount Vernon, WA 98273
Assessor's Tax Parcel/Account Number: 340429-2-031-0002 (p28604) and 340429-0-093-0001 (P28246)
Reference No(s): Instrument Number 200105010130, Book (Reel) N/A, Page (Image) N/A; Modification Instrument Number 201010040185, Book (Reel) N/A, Page (Image) N/A

WHEREAS, Wells Fargo Bank, National Association, successor to Pacific Northwest Bank, is the sole and present beneficiary under that certain Deed of Trust executed by SCHENK PACKING CO., INC., as "Grantor", to Pacific Northwest Title Company, as "Trustee" for the benefit of Wells Fargo Bank, National Association successor to Pacific Northwest Bank, "Beneficiary" and "Lender", dated April 27, 2001 and recorded on and recorded on May 01, 2001, under Recording No. 200105010130, in Volume N/A, at Page N/A and modified by Instrument Number 201010040185 Volume N/A, at Page N/A recorded on October 4, 2010 of the Records of Skagit County, Washington.

WHEREAS, the undersigned Beneficiary desires to appoint a new trustee in the place and stead of the original trustee named above.

WHEREAS, the indebtedness secured by said Deed of Trust has been fully paid and/or satisfied.

NOW, THEREFORE, the undersigned hereby appoints Wells Fargo Financial National Bank, whose address is 3033 Elder St., Boise, ID 83705, as the successor trustee under said Deed of Trust with all the powers of the original trustee thereunder.

NOW THEREFORE, Wells Fargo Financial National Bank, as Substituted Trustee, does hereby GRANT AND RECONVEY unto the persons entitled thereto without warranty, all the right, title, and interest now held by said Trustee in and to the real property described in said Deed of Trust, situated in Skagit County, State of Washington.

DATED this 4th day of December, 2015.

Wells Fargo Bank, National Association
("Beneficiary")

By: Amber Reinecker
Name: Amber Reinecker
Title: Officer

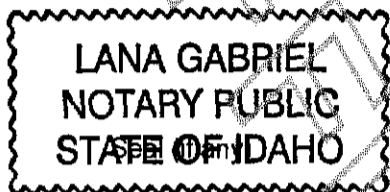
Wells Fargo Financial National Bank
("Substituted Trustee")

By: Amber Reinecker
Name: Amber Reinecker
Title: Title Officer

BENEFICIARY ACKNOWLEDGEMENT

State of Idaho)
) ss.
County of Ada)

On this 4th day of December, 2015, before me, the undersigned Notary Public, personally appeared Amber Reinecker and known to me to be the Officer, authorized agent for **Wells Fargo Bank, National Association**, 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.

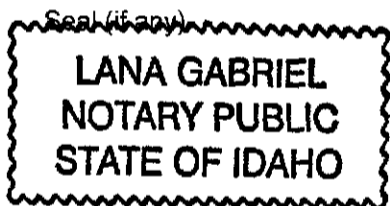


Notary Signature: *Lana Gabriel*
Notary's name: Lana Gabriel
My commission expires: JUL 11 2020

TRUSTEE ACKNOWLEDGEMENT

State of Idaho)
) ss.
County of Ada)

On this 4th day of December, 2015, before me, the undersigned Notary Public, personally appeared Amber Reinecker 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.



Notary Signature: *Lana Gabriel*
Notary's name: Lana Gabriel
My commission expires: JUL 11 2020

**Exhibit A
(Legal Description)**

Parcel A

That portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of the Great Northern Railway right-of-way which is 396 feet, South of the North line of said Section; thence East 425 feet, more or less, to the West line of the East 190 feet of said subdivision; thence South along said West line 264 feet; thence West to the East line of the Great Northern Railway right-of-way; thence Northerly along said right-of-way line to the point of beginning;

EXCEPT that portion described as follows:

The East 265 feet of the South 100 feet of that portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 29, lying North of the North line of Hazel Street; and

ALSO EXCEPT that portion thereof, if any, lying within the right-of-way of South 6th Street along the East line thereof;

ALSO EXCEPT the South 30 feet thereof conveyed to the City of Mount Vernon by instrument recorded October 14, 1920, under Auditor's File No. 145284, records of Skagit County, Washington, for street purposes, now known as Hazel Street; and

FURTHER EXCEPT beginning at the intersection of the West line of the East 265 feet of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, Township 34 North, Range 4 East, W.M., and the North right-of-way margin of Hazel Street; thence North 0 degrees 18'07" East 20.00 feet along said West line; thence North 49 degrees 17'00" West 83.00 feet; thence North 0 degrees 18'07" East 33.00 feet; thence South 89 degrees 58'43" West 87.00 feet; thence South 0 degrees 18'07" West 49.00 feet; thence South 61 degrees 41'10" East 122.55 feet, more or less, to said North right-of-way margin of Hazel Street at a point bearing South 89 degrees 58'43" West 42.00 feet from the point of beginning; thence North 89 degrees 58'43" East 42.00 feet along said North margin to the point of beginning;

AND TOGETHER WITH the North $\frac{1}{2}$ of that portion of said Hazel Street vacated May 26, 1965, by Mount Vernon City Ordinance No. 1483, being that portion of Hazel Street from the East boundary of the Great Northern (now Burlington Northern) Railway right-of-way 170 feet Eastward to the West line of Railroad Avenue, if extended Northerly.

Parcel B

That portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 336 feet South of the Southeast corner of Lot 12, Block 1, Central Addition to Mount Vernon, according to the plat thereof, recorded in Volume 2 of Plats, page 103, records of Skagit County, Washington; thence West 166 feet to the East boundary line of that parcel conveyed to B.J. Henshaw by Warranty Deed recorded April 12, 1922, under Auditor's File No. 203153, records of Skagit County, Washington; thence South along said East line 90 feet; thence East 165 feet; thence North 90 feet to the point of beginning;

EXCEPT that portion of said premises, if any, lying South of the North line of those premises conveyed to John T. Galyean, et ux, by Deed dated October 29, 1928, recorded January 11, 1933, under Auditor's File No. 254307, and recorded in Volume 154 of Deeds, page 565, records of Skagit County, Washington.