



201601290017

Skagit County Auditor

1/29/2016 Page

1 of

\$89.00

2 10:07AM

When recorded return to:  
Trustee Services, Inc.  
PO Box 2980  
Silverdale, WA 98383-2980

Client Id: LLIVE/ROL  
Loan #: 276430



MIN: 100584800000270368

MERS Telephone No. 1-888-679-6377

**STATE OF WASHINGTON  
SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE**

*W395910T*

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR UNITED SECURITY FINANCIAL CORPORATION BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, the current holder of the obligations secured by that certain Deed of Trust, described below does hereby substitute TRUSTEE SERVICES, INC., whose address is PO BOX 2980, Silverdale, WA 98383 as trustee in lieu of the named Trustee under said Deed of Trust. TRUSTEE SERVICES, INC. hereby accepts said appointment as Trustee under said Deed of Trust and, as Successor Trustee, pursuant to the request of said Owner and Holder, does hereby reconvey without warranty to the person(s) legally entitled thereto, all estate now held by it under said Deed of Trust.

Trustor: WILLIAM P. WAGNER AND VICKI WAGNER, HUSBAND AND WIFE  
Original Trustee: PIONEER TITLE COMPANY OF WASHINGTON  
Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNITED SECURITY FINANCIAL CORPORATION its successors and assigns

Dated: 4/22/2014

Amount: \$280,500.00

Recorded: 4/28/2014 in SKAGIT County, State of Washington as Instrument or Auditor No. 201404280126

DATE: 3/1<sup>st</sup> day of December, 2015

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE  
FOR UNITED SECURITY FINANCIAL CORPORATION BENEFICIARY OF THE SECURITY  
INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

BY: Christine Marie Pennix  
NAME: Christine Marie Pennix  
TITLE: ASSISTANT SECRETARY

STATE OF COLORADO

COUNTY OF DENVER

Before me, the undersigned officer, on this day, personally appeared Christine Marie Pennix the  
ASSISTANT SECRETARY of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"),  
AS DESIGNATED NOMINEE FOR UNITED SECURITY FINANCIAL CORPORATION BENEFICIARY OF  
THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, known to me to be the person  
whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed  
the same for the purposes and consideration therein expressed.

Given under my hand and seal this December 3/2015

Shannon M. Zepeda  
NOTARY PUBLIC, STATE OF COLORADO

SHANNON M. ZEPEDA  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20144013553  
MY COMMISSION EXPIRES MARCH 27, 2018

TRUSTEE SERVICES INC., A WASHINGTON CORPORATION

Jacob A. Hamm  
JACOB A. HAMM, ASSISTANT SECRETARY

STATE OF WASHINGTON, COUNTY OF KITSAP

On this 1/26/16, before me, Matthew J. Ormerod, a Notary Public in and for  
the State of Washington, personally appeared JACOB A. HAMM, ASSISTANT SECRETARY of the  
corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free  
and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and of oath  
state that he/she is authorized to execute the instrument.

Witness my hand and official seal.

Matthew J. Ormerod  
Matthew J. Ormerod, Notary Public In  
and for the State of Washington  
Commission Expires: 2/14/2018

NOTARY PUBLIC  
STATE OF WASHINGTON  
MATTHEW J. ORMEROD  
COMMISSION EXPIRES 02/14/2018

Holder's Address: P.O. Box 2026, Flint, MI 48501-2026

Dated 4/22/2014 in the amount of \$280,500.00