



201602180045

Skagit County Auditor \$20.00
2/18/2016 Page 1 of 6 11:10AM

Record & Return To:
Solutionstar Settlements
420 Rouser Road Suite 5
Coraopolis, PA 15108
412-893-2358

Loan #: 170794
Deal Name: Solutionstar Settlements



S346032SUBT
REF WA, Skagit

SUBSTITUTION OF TRUSTEE

WHEREAS, NICHOLAS PREBEZAC was the original Trustor, First American Title was the original Trustee and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE FOR LEHMAN BROTHERS BANK, FSB, A FEDERAL SAVINGS BANK was the original Beneficiary under that certain DEED OF TRUST, described below:

Dated: 08/14/2006 Recorded: 08/17/2006 Instrument: 200608170075 in Skagit, WA Loan Amount: \$22,140.00
Trustee: First American Title
Property: 1610 NORTH 19TH STREET, MT. VERNON, WA 98273

Legal description is attached hereto and made a part hereof as EXHIBIT A

Indemnification for Lost Deed of Trust and/or Lost Promissory Note attached as EXHIBIT B

WHEREAS the undersigned, is the present Beneficiary under said DEED OF TRUST, and WHEREAS, the undersigned desires to substitute a new Trustee under said DEED OF TRUST in the place and stead of said original Trustee thereunder.

NOW THEREFORE, the undersigned hereby substitutes VERIPRO SOLUTIONS whose address is 750 STATE HIGHWAY 121 BY-PASS, SUITE 100, LEWISVILLE, TX, 75067.

IN WITNESS WHEREOF, this instrument was executed, signed and delivered by the undersigned on 2/12/2016

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE FOR LEHMAN BROTHERS BANK, FSB, A FEDERAL SAVINGS BANK

By:
Name: Jim Fullen
Title: Senior Vice President

ACKNOWLEDGMENT

State of Texas

County of Denton

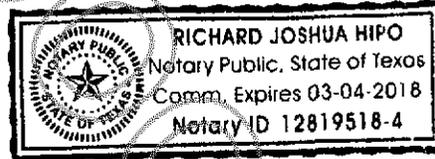
On 1/25/16, before me, Richard Joshua Hipo, Notary Public, in and for said State, personally appeared Jim Fullen, Senior Vice-President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE FOR LEHMAN BROTHERS BANK, FSB, A FEDERAL SAVINGS BANK, [] personally known to me or [] proved to me on the basis of satisfactory evidence ~~through the presentation of~~ N/A [description of evidence] to be the person whose name is subscribed to the within instrument who acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person or entity on behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Notary Public: Richard Joshua Hipo

My Commission Expires: 3/4/18



UNOFFICIAL DOCUMENT

Schedule A

The North 75 feet of Tract "A" of "CORREDIG ADDITION", as per plat recorded in Volume 7 of Plats, Page 14, records of Skagit County, Washington, and a portion of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East, W.M., all being more fully described as follows:

Beginning at the Northwest corner of said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence South $89^{\circ}35'30''$ East along the North line of said subdivision, a distance of 363.01 feet to a point where the East line of 19th Street projected Northerly intersects the centerline of College Way; thence South $0^{\circ}12'30''$ East along the East line of 19th Street, as established in the City of Mount Vernon, if projected Northerly, a distance of 229.25 feet to the Northwest corner of Tract "A" of "CORREDIG ADDITION", to the City of Mount Vernon, as recorded in Volume 7 of Plats, Page 14, records of Skagit County, Washington, and the true point of beginning of this description; thence South $89^{\circ}38'45''$ East along the North line of said Tract "A" and the extension thereof, a distance of 102 feet; thence South $0^{\circ}12'30''$ East, a distance of 75.00 feet; thence North $89^{\circ}38'45''$ West, a distance of 102 feet to a point on the East line of 19th Street; thence North $0^{\circ}12'30''$ West along the East line of 19th Street, a distance of 75 feet to the true point of beginning.

EXHIBIT B

Indemnification for Lost Deed of Trust and/or Lost Promissory Note

DATE: 1/25/16

TO:

The undersigned are the beneficiaries under that certain Deed of Trust executed by **NICHOLAS PREBEZAC**, as Trustor/Borrower, to **VERIPRO SOLUTIONS**, as Original or Successor Trustee, dated **08/14/2006**, and recorded in the office of the County Recorder of **Skagit County, State of WA**, in Book: , Page: , Document/File #: **200608170075**.

The undersigned hereby certify that they are the legal owners of the original Promissory Note given by said Grantors, in the amount of **\$22,140.00**, that is secured by said Deed of Trust.

The undersigned hereby certify that a diligent search has been made for the original of said Promissory Note and/or Deed of Trust, but that one or both of those documents have been lost or destroyed, and cannot be found.

The undersigned hereby agree to hold and save **VERIPRO SOLUTIONS**, as Original or Successor Trustee ("Trustee") harmless from and against any and all liability or loss it may suffer by reason of its execution of a Deed of Reconveyance of the property covered by said Deed of Trust, without the surrender to it of the original Promissory Note and/or Deed of Trust. In the event that it is necessary for the Trustee to institute or defend any legal proceedings in connection with this matter, the undersigned hereby agree to pay all costs of suit, together with reasonable attorneys fees.

The undersigned as such beneficiary(ies) hereby certify that the indebtedness of said Promissory Note secured by said Deed of Trust has been fully paid and satisfied, and the Trustee is hereby requested and directed, on payment to it of any reconveyance fees and costs, to execute a Deed of Reconveyance conveying all the estate held by the Trustee in said Deed of Trust, without warranty, to the parties entitled thereto.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC
("MERS") AS NOMINEE FOR LEHMAN BROTHERS BANK,
FSB, A FEDERAL SAVINGS BANK

By:

Name: Jim Fullen

Title: Senior Vice-President

ACKNOWLEDGMENT

State of Texas

County of Denton

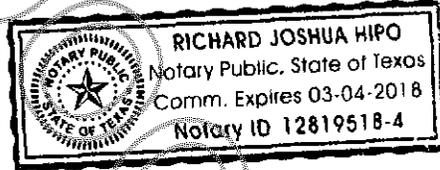
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[Signature]

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