

Recording Requested By:
Wells Fargo Bank, National Association
BBOCS - Boise Collateral Department
P.O. Box 8203
Boise, ID 83707-2203



201603110047

Skagit County Auditor \$90.00
3/11/2016 Page 1 of 3 11:55AM

After Recording, Return To:
FAST BREAK ENTERPRISES
PAR FOUR ENTERPRISES LLC
9440 OLD HIGHWAY 99 NORTH RD
BURLINGTON WA 98233-6810

JOB # 2111038804 LG

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): FAST BREAK ENTERPRISES, L.L.C., a Washington Limited Liability Company and PAR FOUR ENTERPRISES, L.L.C., a Washington Limited Liability Company

Legal Description: TR A & PTN OF B, SP 22-82 IN 19-35-4 E W.M. LOT 2 SP 90-33 IN 19-35-4 E W.M.

Additional legal on Exhibit A

The Real Property Address is commonly known as: 9440 Old Highway 99 North Road and 9570 Old Highway 99 North Road, Burlington, WA 98233

Assessor's Tax Parcel/Account Number: 350419-1-012-0107 and 350419-4-004-0002

Reference No(s): Instrument Number 200307010146, 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 **FAST BREAK ENTERPRISES, L.L.C., a Washington Limited Liability Company** and **PAR FOUR ENTERPRISES, L.L.C., a Washington Limited Liability Company**, as "Grantor", to **Land Title Company of Skagit County**, as "Trustee" for the benefit of **Wells Fargo Bank, National Association successor to Pacific Northwest Bank**, "Beneficiary" and "Lender" dated **June 26, 2003** and recorded on **July 1, 2003**, under Recording No. **200307010146**, in Volume **n/a**, at Page **n/a** 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 Street, 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 **March, 2016**.

Wells Fargo Bank, National Association
("Beneficiary")

By: Amber Reinecker
Name: Amber Reinecker
Title: Officer

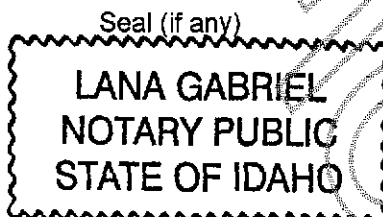
Wells Fargo Financial National Bank
("Substituted Trustee")

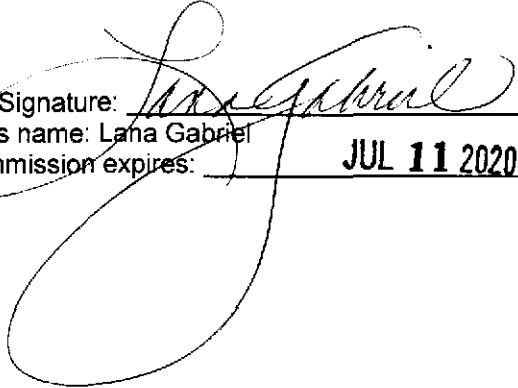
By: Amber Reinecker
Name: Amber Reinecker
Title: Title Officer

BENEFICIARY ACKNOWLEDGEMENT

State of Idaho)
) ss.
County of Ada)

On this 4th day of March, 2016, 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.

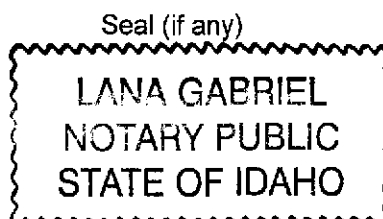


Notary Signature: 
Notary's name: Lana Gabriel
My commission expires: JUL 11 2020

TRUSTEE ACKNOWLEDGEMENT

State of Idaho)
) ss.
County of Ada)

On this 4th day of March, 2016, 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.



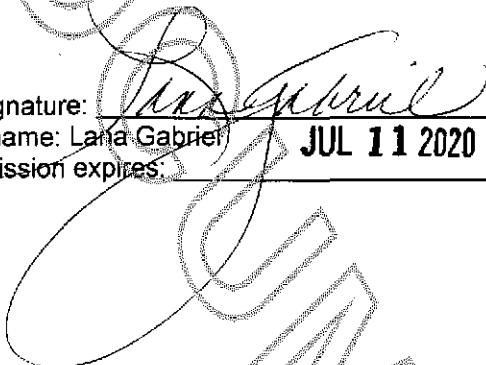
Notary Signature: 
Notary's name: Lana Gabriel
My commission expires: JUL 11 2020

Exhibit A

DESCRIPTION:

PARCEL "A":

Tract 2 of Skagit County Short Plat No. 90-33, approved January 14, 1991 and recorded January 14, 1991, under Auditor's File No. 9101140018 in Volume 9 of Short Plats, page 300, records of Skagit County, Washington; being a portion of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 19, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 19, Township 35 North, Range 4 East, W.M., described as follows:

Tract A of Short Plat No. 22-82, as recorded in Volume 6 of Short Plats, page 6, as recorded under Auditor's File No. 8207290006, records of Skagit County, Washington.

ALSO, the South 40 feet of the West 200 feet of Tract B of Short Plat No. 22-82, as measured along the West and South lines of said Tract B.

TOGETHER WITH a non-exclusive easement for drainage over and across said Tract B of Short Plat No. 22-82, as described in Document recorded May 4, 1983, under Auditor's File No. 8305040030.

AND ALSO TOGETHER WITH a non-exclusive easement for roadway purposes for ingress, egress and utilities over, under and across said right of way and for such construction as agreed upon by the parties in accordance with the description of the right of way easement as set forth in Tract B of Short Plat No. 22-82 in Volume 6 of Short Plats, page 6, under Auditor's File No. 8207290006, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.