



201603210112

Skagit County Auditor

\$90.00

3/21/2016 Page

1 of

3 10:47AM

**Recording Requested By:**

Wells Fargo Bank, National Association  
**BBOCS - Boise Collateral Department**  
P.O. Box 8203  
Boise, ID 83707-2203

**After Recording, Return To:**

FAST BREAK ENTERPRISES  
9440 OLD HIGHWAY 99 NORTH RD  
BURLINGTON WA 98233-6810

JOB # 1071900415 LG

**SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE**

**Grantor (Beneficiary):** Wells Fargo Bank, National Association successor to Interwest Bank organized and existing under the laws of the State of Washington

**Grantee (Substituted Trustee):** Wells Fargo Financial National Bank

**Grantee (Grantor/Trustor):** FAST BREAK ENTERPRISES, LLC, A LIMITED LIABILITY COMPANY

**Legal Description:** SECTION 19, TOWNEHIP 35, RANGE 4, PTN S 1/2 - NE 1/4

**Additional legal on Exhibit A**

**The Real Property Address** is commonly known as: 943 Old Highway 99, Burlington, WA 98233

**Assessor's Tax Parcel/Account Number:** 350419-1-012-0107

**Reference No(s):** Instrument Number 9807160073, Book (Reel) 1841, Page (Image) 0379

WHEREAS, Wells Fargo Bank, National Association successor to Interwest Bank organized and existing under the laws of the State of Washington is the sole and present beneficiary under that certain Deed of Trust executed by FAST BREAK ENTERPRISES, LLC, A LIMITED LIABILITY COMPANY, as "Grantor", to FIRST AMERICAN TITLE INSURANCE COMPANY OF SKAGIT COUNTY, A WASHINGTON CORPORATION, as "Trustee" for the benefit of Wells Fargo Bank, National Association successor to Interwest Bank organized and existing under the laws of the State of Washington, "Beneficiary" and "Lender", dated July 9, 1998 and recorded on July 16, 1998, under Recording No. 9807160073, in Volume 1841, at Page 0379 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

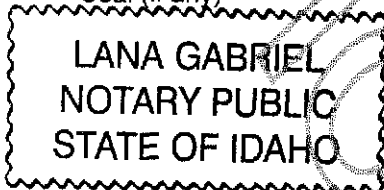
BENEFICIARY ACKNOWLEDGEMENT

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

Seal (if any)



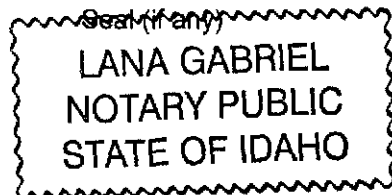
TRUSTEE ACKNOWLEDGEMENT

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

Seal (if any)



## Exhibit A

That portion of the South 1/2 of the Northeast 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, Page 6 of Short Plats, 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, of Volume 6, Page 6 of Short Plats under Auditor's File No. 8207290006, records of Skagit County Washington.