



201604010030

Skagit County Auditor

\$15.00

4/1/2016 Page

1 of

1 11:04AM

When Recorded Return To:  
Wells Fargo Home Mortgage  
CO Nationwide Title Clearing, Inc.  
2100 Alt. 19 North  
Palm Harbor, FL 34683

Loan #: 0374757052

### SUBSTITUTION OF TRUSTEE

WHEREAS, SARAH LEDIN AND RONALD LEDIN was the original Trustor, GUARDIAN NW TITLE was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS DESIGNATED NOMINEE FOR GLOBAL ADVISORY GROUP, INC. DBA MORTGAGE ADVISORY GROUP, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS under that certain Deed of Trust dated 11/16/2010, in the amount of \$250,900.00, and recorded in SKAGIT County, Washington, under Auditor File # 201011290266.  
LOT 3, THUNDERBIRD NORTH  
Parcel ID #: 0000079423

WHEREAS, the undersigned is the designated nominee of the present Beneficiary under said Deed of Trust and WHEREAS, the undersigned desires to substitute a new Trustee under Deed of Trust in place and stead of said original Trustee thereunder.

NOW, THEREFORE, the undersigned hereby substitutes WELLS FARGO FINANCIAL NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, as Trustee under said Deed of Trust.

Dated on 3/24 /2016 (MM/DD/YYYY)  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS DESIGNATED NOMINEE FOR GLOBAL ADVISORY GROUP, INC. DBA MORTGAGE ADVISORY GROUP, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

By: Jennifer Witkoski  
Jennifer Witkoski  
ASST. SECRETARY

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me on 3/24 /2016 (MM/DD/YYYY), by Jennifer Witkoski as ASST. SECRETARY of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS DESIGNATED NOMINEE FOR GLOBAL ADVISORY GROUP, INC. DBA MORTGAGE ADVISORY GROUP, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, who, as such ASST. SECRETARY being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

Elizabeth A. Mustard  
Elizabeth A. Mustard  
Notary Public - State of FLORIDA  
Commission expires: 08/27/2019



ELIZABETH A. MUSTARD  
MY COMMISSION # FF 224831  
EXPIRES AUGUST 27, 2019  
Bonded thru Notary Public Underwriters

Document Prepared By: E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152  
WFHRC 394320245 -@ 100441617080162650 MERS PHONE 1-888-679-6377 DOC# T1716035308 [C-1]  
RCNWA1



\*D0015432352\*