

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



201604120025

Skagit County Auditor

\$90.00

4/12/2016 Page

1 of

3 10:23AM

JOB # 1699446076 HK

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

Grantor (Beneficiary): Wells Fargo Bank, National Association successor to InterWest Bank a Washington Corporation

Grantee (Substituted Trustee): Wells Fargo Financial National Bank

Grantee (Grantor/Trustor): Twin Bridge Marine Park, LLC, a Washington Limited Liability Company as to Parcel A and James E Youngsman and Ruth M Youngsman as to Parcel B

Legal Description: Ptn Section 2, 11 and 12-34-2, see additional on Exhibit A

The Real Property Address is commonly known as: N/A

Assessor's Tax Parcel/Account Number: 3402110014009

Reference No(s): Instrument Number 200004280098, Book (Reel) N/A, Page (Image) N/A

WHEREAS, Wells Fargo Bank, National Association successor to InterWest Bank a Washington Corporation is the sole and present beneficiary under that certain Deed of Trust executed by Twin Bridge Marine Park, LLC, a Washington Limited Liability Company as to Parcel A and James E Youngsman and Ruth M Youngsman as to Parcel B, as "Grantor", to Land Title Company, as "Trustee" for the benefit of Wells Fargo Bank, National Association successor to InterWest Bank a Washington Corporation, "Beneficiary" and "Lender", dated April 24, 2000 and recorded on April 28, 2000, under Recording No. 200004280098, in Volume N/A, at Page N/A of the Records of Skagit County, Washington (together with any and all modifications or amendments thereto, the "Deed of Trust").

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 St., 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 April, 2016.

Wells Fargo Bank, National Association
("Beneficiary")

By: Amber Reinecker
Name: Amber Reinecker
Title: Officer

Recording Requested By:
Wells Fargo Bank NA
BBOCS - Boise Collateral Department
PO Box 8203
Boise, ID 83707-2203

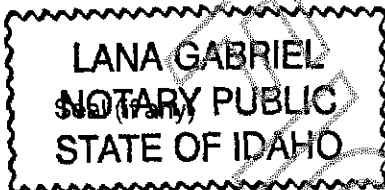
Wells Fargo Financial National Bank
("Substituted Trustee")

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

BENEFICIARY ACKNOWLEDGEMENT

State of Idaho)
) ss.
County of Ada)

On this 4th day of April, 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.



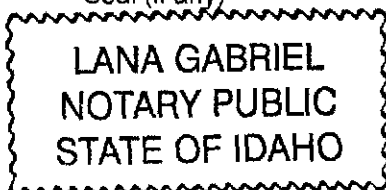
Notary Signature: *Lana Gabriel*
Notary's name: Lana Gabriel
My commission expires: JUL 11 2020

TRUSTEE ACKNOWLEDGEMENT

State of Idaho)
) ss.
County of Ada)

On this 4th day of April, 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.

Seal (if any)



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

Exhibit A

A portion of Sections 2, 11 and 12, Township 34 North, Range 2 East, W.M., Skagit County, Washington, lying South of the Burlington Northern Railway right of way, North of the County road right of way and East of the Swinomish Slough, being further described as follows:

Beginning at the point of mean high water on the Southerly right of way of said Burlington Railway. Said point being North $12^{\circ}43'10''$ West a distance of 242.08 feet from the meander corner on the section line between said Sections 2 and 11. Said meander corner being South $88^{\circ}44'16''$ West a distance of 1061.85 feet from the section corner common to said Sections 2, 11 and 12; thence along said Southerly Burlington Northern Railway right of way through the following courses:

South $58^{\circ}00'00''$ East a distance of 1976.88 feet to the beginning of a 2° spiral curve to the left; thence along said 2° spiral curve to the left through a spiral curve having a chord bearing of South $58^{\circ}45'55''$ East and a chord distance of 201.61 feet to the point of curvature of a 2914.79 foot radius curve to the left; thence along said 2914.79 foot radius curve to the left through a central angle of $01^{\circ}45'02''$ for an arc length of 89.90 feet.

thence leaving said railroad right of way South $28^{\circ}07'34''$ West a distance of 7.39 feet more or less to a point on the Northerly right of way of the county road. Said point being on a 5759.50 foot radius curve and having a radial bearing of South $18^{\circ}40'26''$ West;

thence Westerly along said county road right of way through the following courses:

Along said 5759.50 foot radius curve to the left through a central angle of $03^{\circ}04'26''$ for an arc length of 308.99 feet; thence North $74^{\circ}24'00''$ West a distance of 1317.16 feet; thence West a distance of 113.96 feet to a point on the mean high water line along an ancient dike;

thence Northerly along said mean high water line through the following courses:

North $17^{\circ}31'53''$ West a distance of 197.65 feet;
North $24^{\circ}21'26''$ West a distance of 237.06 feet;
North $21^{\circ}25'08''$ West a distance of 124.84 feet;
North $22^{\circ}02'47''$ West a distance of 99.56 feet;
North $02^{\circ}21'25''$ West a distance of 133.31 feet to a one-half inch iron pipe as it existed in 1976; thence continuing North $02^{\circ}21'25''$ West a distance of 10.89 feet to the point of beginning.

TOGETHER WITH that portion of vacated T.B. Fish Road No. 26 adjoining the Southwesterly boundary of said premises as vacated by Final Order of Vacation recorded January 30, 1998, under Auditor's File No. 9801300061, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.