



Skagit County Auditor  
5/24/2016 Page 1 of 2 11:02AM \$89.00

RETURN TO:  
M. E. Wileman  
Orion Financial Group, Inc.  
2860 Exchange Blvd. # 100  
Southlake, TX 76092

**SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE**

WHEREAS, **ROGER L. MAIER, AN UNMARRIED INDIVIDUAL**, was the original Trustor, **FIRST AMERICAN TITLE COMPANY**, was the original Trustee, and **PEOPLES BANK**, was the original Beneficiary, under that certain Deed of Trust dated 4/18/2003, and recorded on April 25, 2003, as File # 200304250085 of the Official Records of Skagit County, Washington, and WHEREAS, the undersigned **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")** 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 **FIRST AMERICAN TITLE COMPANY, A Corporation**, the original Trustee thereunder, NOW, THEREFORE, the undersigned hereby substitutes **NATIONWIDE TRUSTEE SERVICES, INC.**, a Washington Corporation, as Trustee under said Deed of Trust, and as Substitute Trustee, **DOES HEREBY RECONVEY** to the person or persons legally entitled thereto, without warranty, all the estate, title, and interest acquired by Trustee under said Deed of Trust. The land referred to in said Deed of Trust is situated in the State of Washington, County of Skagit.

MERS is appointed as the nominee for the Beneficiary to exercise the rights, duties and obligations of the Beneficiary as Beneficiary may from time to time direct, including but not limited to appointing a successor trustee, assigning, or releasing, in whole or in part the Security Instrument, foreclosing or directing the trustee to institute foreclosure of the Security Instrument, or taking such other actions as Beneficiary may deem necessary or appropriate under the Security Instrument.

The Beneficiary designates MERS as the nominee for the Beneficiary and any notice required by applicable law or the Security Instrument to be served on the Beneficiary must also be served on MERS as the designated nominee for Beneficiary.

Date: 05/13/2016  
NATIONWIDE TRUSTEE SERVICES, INC., a  
Washington Corporation

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS")

Charles R. Hall, Vice President

By:

Melanie Ann Arndt, Assistant Secretary



MAIER JAR \*16035119\*

State of Texas  
County of Tarrant

On 05/13/2016 before me, a Notary Public, in and for said county and state, personally appeared Melanie Ann Arndt, Assistant Secretary, for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") , (known to me) (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument on behalf of the corporation therein named, and he/she acknowledged to me that such corporation executed the same, and that he/she subscribed the name of said corporation thereto on its behalf.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



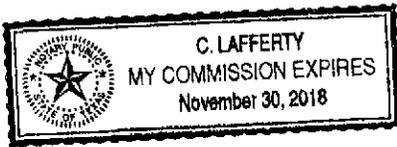
*C. Lafferty*  
\_\_\_\_\_

Notary Public, C. Lafferty  
My Commission Expires: 11/30/2018

State of Texas  
County of Tarrant

On 05/13/2016, before me, a Notary Public, in and for said county and state, personally appeared Charles R. Hall, Vice President for NATIONWIDE TRUSTEE SERVICES, INC., a Washington Corporation, (known to me) (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument, and he/she acknowledged to me that he/she executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



*C. Lafferty*  
\_\_\_\_\_

Notary Public, C. Lafferty  
My Commission Expires: 11/30/2018