



201607110130

Skagit County Auditor

\$17.00

7/11/2016 Page

1 of

3 3:00PM

After Recording Mail to:
Northwest Trustee Services, Inc.
Vonnie McElligott
P.O. Box 997
Bellevue, WA 98009-0997

Document Title(s): (or transactions contained therein)

Appointment of Successor Trustee

1ST AM**Reference Number(s) of Documents assigned or released: 201303190016****8644009**

_____ Additional numbers on page _____ of document

Grantor(s): (Last name first, then first and initials)

1. Rene Pedroza
2. Kim Pedroza
3. Wells Fargo Bank N A
- 4.
5. _____ Additional names on page _____ of document

Grantee(s): (Last name first, then first and initials)

1. Northwest Trustee Services LLC
2. Northwest Trustee Services, Inc.
- 3.
- 4.
5. Additional name on page _____ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

Lot 1, PUD of Pleasant Ridge East, Skagit County, WA

_____ Complete legal description is on page _____ of document

Assessor's Property Tax Parcel/Account Number(s):

4762-000-001-0000 (P117268)

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature of Requesting Party

WELLS FARGO BANK, N.A

When Recorded Return To:
Northwest Trustee Service, Inc.
P.O. Box 997
Bellevue, WA 98009-0997

APN No: 4762-000-001-0000

Space above is for recorder's use only

APPOINTMENT OF SUCCESSOR TRUSTEE

Pursuant to the provisions of that certain Deed of Trust dated **FEBRUARY 22, 2013** by **RENE PEDROZA, A MARRIED PERSON AND KIM PEDROZA, A MARRIED PERSON, HUSBAND WIFE** as Trustor, to **NORTHWEST TRUSTEE SERVICES, LLC**, as Trustee, for the benefit of **WELLS FARGO BANK, N.A.** as Beneficiary, recorded on **MARCH 19, 2013**, under Auditor's File number **201303190016**, in the office of the **AUDITOR'S OFFICE** of **SKAGIT COUNTY**, Washington, to secure an obligation under a Promissory Note in the amount of **\$367,000.00** The undersigned, as actual holder of the Promissory Note, does hereby remove **NORTHWEST TRUSTEE SERVICES, LLC**, as Trustee and does, pursuant to the terms of the Deed of Trust, hereby remove any Successor Trustee or Trustees who may have been previously appointed in place of the original Trustee and does hereby appoint and substitute **Northwest Trustee Services, Inc., of P.O. Box 997, Bellevue, WA 98009-0997** to serve, effective immediately, as Successor Trustee in the Deed of Trust, and to replace the Trustee of Record.

The undersigned, hereby revokes all other appointments of trustee, appointed or filed in the past, giving and granting to **Northwest Trustee Services, Inc.**, all the powers, duties and authority of the discharged Trustee, and hereby ratifying all acts of said Successor Trustee heretofore or hereafter performed so long as in accordance with the appointment, the Deed of Trust, and applicable law. Said Successor Trustee shall, in accordance with the provisions of the Deed of Trust, succeed to all the title, powers and duties conferred upon the Original Trustee(s)

by the terms of said Deed of Trust and by applicable law.

The following described real estate, together with its improvements, easements and appurtenances thereunto belonging, is located in **SKAGIT COUNTY**, Washington and more particularly described as follows:

LOT 1, "P U D OF PLEASANT RIDGE EAST," AS PER PLAT RECORDED ON OCTOBER 12, 2000, UNDER AUDITOR'S FILE NO 200010120025, RECORDS OF SKAGIT COUNTY, WASHINGTON

FOR INFORMATION ONLY

**LOT 1, "P U D OF PLEASANT RIDGE EAST," AUDITOR'S FILE NO 200010120025
A P N 4762-000-001-0000**

Wells Fargo Bank, N.A.

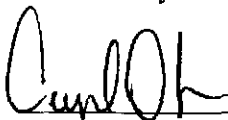


Name: Howard Randolph Straughan
Title: Vice President Loan Documentation
Company: Wells Fargo Bank, N.A.
Date: 07/05/2016

North Carolina
Wake County

I, Crystal D. Fore, a Notary Public of Wake County and State of North Carolina, do hereby certify that Howard Randolph Straughan personally came before me this day and acknowledged that he is the Vice President Loan Documentation of Wells Fargo Bank NA and that he, as Vice President Loan Documentation, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal, this 5th day of July, 2016.



Crystal D. Fore, Notary Public
My commission expires 02-09-2019

Crystal D Fore NOTARY PUBLIC Wake County, NC My Commission Expires 2-9-19
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