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Skagit County Auditor

\$89.00

8/2/2016 Page

1 of

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

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

WHEREAS, **CALEB J STEEN AND ASHLEY C STEEN, HUSBAND AND WIFE**, was the original Trustor, CHICAGO TITLE, was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (MERS) AS NOMINEE FOR COBALT MORTGAGE, INC. ITS SUCCESSORS AND ASSIGNS, was the original Beneficiary, under that certain Deed of Trust dated 8/26/2014, and recorded on August 29, 2014, as File # 201408290138 of the Official Records of Skagit County, Washington, and WHEREAS, the undersigned MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR COBALT MORTGAGE, INC. BENEFICIARY OF THE SECURITY INSTRUMENT ITS SUCCESSORS AND ASSIGNS 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 CHICAGO TITLE, 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: 05/26/2016

NATIONWIDE TRUSTEE SERVICES, INC., a
Washington Corporation

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") AS DESIGNATED
NOMINEE FOR COBALT MORTGAGE, INC.
BENEFICIARY OF THE SECURITY INSTRUMENT
ITS SUCCESSORS AND ASSIGNS

Charles R. Hall, Vice President

By:

Connie Marie Riggsby, Assistant Secretary



STEEN AES *16040863*

State of Texas
County of Tarrant

On 05/26/2016 before me, a Notary Public, in and for said county and state, personally appeared Connie Marie Riggsby, Assistant Secretary, for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR COBALT MORTGAGE, INC. BENEFICIARY OF THE SECURITY INSTRUMENT ITS SUCCESSORS AND ASSIGNS, (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.



Janell Junkin

Notary Public, Janell Junkin
My Commission Expires: 08/19/2019

State of Texas
County of Tarrant

On 05/26/2016, 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.



Janell Junkin

Notary Public, Janell Junkin
My Commission Expires: 08/19/2019