



201701300047

Skagit County Auditor

\$15.00

1/30/2017 Page

1 of

1 9:17AM

When Recorded Return To:  
 Cenlar FSB  
 C/O Nationwide Title Clearing, Inc.  
 2100 Alt. 19 North  
 Palm Harbor, FL 34683

Loan #: 0088542921

**SUBSTITUTION OF TRUSTEE**

WHEREAS, JAMES M FITZPATRICK AND TIMATHI A FITZPATRICK was the original Trustor, FIRST AMERICAN TITLE INSURANCE COMPANY was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS DESIGNATED NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS was the designated nominee of the original Beneficiary under that certain Deed of Trust dated 02/19/2016, in the amount of \$341,050.00, and recorded in SKAGIT County, Washington, under Auditor File # 201602220126.

LOT 11, ANKNEY HEIGHTS  
 Parcel ID #: P118256

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 NATIONWIDE TITLE CLEARING, INC., a Washington State corporation, as Trustee under said Deed of Trust.

Dated on 1 / 20 /2017 (MM/DD/YYYY)

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS DESIGNATED NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

By: Andre Miranda

Andre Miranda  
 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 1 / 20 /2017 (MM/DD/YYYY), by Andre Miranda as ASST. SECRETARY of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS DESIGNATED NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, 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.

Michelle Brown  
 Michelle Brown  
 Notary Public - State of FLORIDA  
 Commission expires: 10/13/2020



MICHELLE BROWN  
 Notary Public - State of Florida  
 My Commission #GG 38514  
 Expires October 13, 2020

Document Prepared By: E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152  
 CENRC 397668387 MATRIX FINANCIAL SER MIN 100392411200959222 MERS PHONE 1-888-679-6377  
 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR T201701-07:56:45 IC-17 RCNWA1



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