



201712200026

Skagit County Auditor \$17.00
12/20/2017 Page 1 of 2 12:50PM

When Recorded Return To:
Aztec Foreclosure Corporation of Washington
1499 SE Tech Center Place, Suite 255
Vancouver, WA 98683

17-121208

APN No: **350124-0-065-0002P31838**

Space above is for recorder's use only

1704419105

APPOINTMENT OF SUCCESSOR TRUSTEE

Pursuant to the provisions of that certain Deed of Trust dated **AUGUST 25, 2009**, by **ELIZABETH EVANS, A SINGLE PERSON, 1710 28TH STREET, ANACORTES, WA 98221**, as Trustor, to **NORTHWEST TRUSTEE SERVICES LLC**, as Trustee, for the benefit of **WELLS FARGO BANK N.A.**, as Beneficiary, recorded on **SEPTEMBER 1, 2009** under Auditor's File number **200909010053**, in the office of the **AUDITOR'S OFFICE** of **SKAGIT** County, Washington; modified and recorded on **DECEMBER 8, 2016** under Auditor's File number **201612080060**, in the office of the **AUDITOR'S OFFICE** of **SKAGIT** County, Washington; to secure an obligation under a Promissory Note in the amount of **\$267,000.00**. 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 **Aztec Foreclosure Corporation of Washington of 1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683**, 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 **Aztec Foreclosure Corporation of Washington** 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:

That portion of the Southwest 1/4 of the Southeast 1/4 of Section 24, Township 35 North, Range 1 East, W.M. described as follows:

Beginning at a point 28 rods and 4 feet North of the Southwest corner of said Southwest 1/4 of the Southeast 1/4; thence East along the South line of a tract of land conveyed to Homer C. Talbert and Judith Talbert, his wife, by deed recorded March 14, 1962, under Auditor's File No. 619073, a distance of 268.13 feet to the Southeast corner of said tract; thence South along the West line of a tract of land conveyed to Robert I. Jones and LaVonne Jones, his wife, by deed recorded June 13, 1953, under Auditor's File No. 489442, a distance of 169 feet to a point on a line parallel with and 297 feet North of the South line of said Southwest 1/4 of the Southeast 1/4; thence West 122.15 feet to the Southeast corner of a tract of land conveyed to Homer C. Talbert and Judith Talbert, his wife, by deed recorded May 26, 1964, under Auditor's File No. 651064; thence North along the East line of said Talbert Tract 154 feet to the Northeast corner thereof; thence West along the North line of said tract 146 feet to the West line of said Southwest 1/4 of the Southeast 1/4; thence North 15 feet to the point of beginning.

EXCEPT that portion thereof described as follows: Beginning at a point 28 rods and 4 feet North of the Southwest corner of said Southwest 1/4 of the Southeast 1/4; thence South 15 feet to the Northwest corner of a tract of land conveyed to Homer C. Talbert and Judith Talbert, his wife, by Deed recorded May 26, 1964, under Auditor's File No. 651064; thence East along the North line of said Talbert Tract 146 feet; thence North along the East line of said Talbert Tract extended North to the South line of that tract of land conveyed to Homer C. Talbert and Judith Talbert, his wife, by deed recorded March 14, 1962, under Auditor's File No. 619073; thence West along the South line of said Talbert Tract 146 feet, more or less, to the point of beginning.

ALSO EXCEPT that portion conveyed to the City of Anacortes by deed recorded July 16, 2004 under Auditor's File No. 200407160161.

Wells Fargo Bank, N.A.

Howard Randolph Straughan

Name: Howard Randolph Straughan
Title: Vice President Loan Documentation
Company: Wells Fargo Bank, N.A.
Date: 12/12/2017

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 12th day of December, 2017 and acknowledged that he is the Vice President Loan Documentation, of Wells Fargo Bank, N.A., and that he, as Vice President Loan Documentation, being authorized to do so, executed the foregoing on behalf of Wells Fargo Bank, N.A.

Witness my hand and official seal, this 12th day of December, 2017.

Crystal D Fore
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