



201804180099

Skagit County Auditor

4/18/2018 Page

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2 2:23PM

\$17.00

When Recorded Return To:  
**Quality Loan Service Corp. of Washington**  
C/O Quality Loan Service Corporation  
411 Ivy Street  
San Diego, CA 92101

APN No: **350312-2-002-0220**

*Space above is for recorder's use only*

**APPOINTMENT OF SUCCESSOR TRUSTEE**

Pursuant to the provisions of that certain Deed of Trust dated **AUGUST 4, 2005**, by **CLEAVER D. SANDERS AND KRISTINA K. SANDERS, HUSBAND AND WIFE, 14522 HUNTMONT DR., CYPRESS, TX 77429**, as Trustor, to **LAND TITLE**, as Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS NOMINEE FOR PACIFIC CREST SAVINGS BANK**, as Beneficiary, recorded on **AUGUST 19, 2005** under Auditor's File number **200508190118**, in the office of the **AUDITOR'S OFFICE** of **SKAGIT** County, Washington; to secure an obligation under a Promissory Note in the amount of **\$332,000.00** The undersigned, as actual holder of the Promissory Note, does hereby remove **LAND TITLE**, 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 **Quality Loan Service Corporation of Washington, of 108 1<sup>st</sup> Ave South, Suite 202, Seattle, Washington 98104** 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 **Quality Loan Service 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:

THE EAST 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.

EXCEPT THE NORTH 30 FEET THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**Wells Fargo Bank NA, as servicing agent for U.S. Bank National Association, as Indenture Trustee for Bear Stearns ARM Trust 2006-1, Mortgage Backed Notes, Series 2006-1**

*Howard R. Straughan*

Name: Howard Randolph Straughan  
Title: Vice President Loan Documentation  
Company: Wells Fargo Bank, N.A.  
Date: 04/11/2018

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 **11<sup>th</sup> day of April, 2018** 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 Wells Fargo Bank, N.A., as servicing agent for Plaintiff.

Witness my hand and official seal, this 11<sup>th</sup> day of April, 2018.

*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