

AFTER RECORDING MAIL TO:

Quality Loan Service Corporation of Washington
2763 Camino Del Rio South
San Diego, CA 92104

Document Title: Appointment of Successor Trustee

Reference number of document: Instrument No. 201506030044

Grantor(s): Wells Fargo Bank, N.A.

Grantee(s): Quality Loan Service Corporation of Washington

Legal: PARCEL A: THAT PORTION OF GOVERNMENT LOT 1 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT AT THE NORTHEAST CORNER OF LOT 17 OF THE PLAT OF POTLATCH BEACH DIV. NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGES 8 AND 9, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 35 TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 35; THENCE SOUTH FOLLOWING SAID NORTH AND SOUTH CENTER LINE OF SAID SECTION FOR A DISTANCE OF 85 FEET; THENCE WESTERLY IN A STRAIGHT LINE TO THE SOUTHEAST CORNER OF SAID LOT 17 OF THE PLAT OF POTLATCH BEACH DIV. NO. 2; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 17 TO THE POINT OF BEGINNING. PARCEL B: LOT 17, PLAT OF POTLATCH BEACH DIV. NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGES 8 AND 9, RECORDS OF SKAGIT COUNTY, WASHINGTON; TOGETHER WITH AN UNDIVIDED 1/75 INTEREST IN THAT PORTION OF LOTS 19 TO 56, INCLUSIVE, PLAT OF POTLATCH BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 10, RECORDS OF SKAGIT COUNTY, LYING BELOW THE LINE OF EXTREME HIGH TIDE, AND IN TIDELANDS OF THE SECOND CLASS AS CONVEYED BY THE STATE OF WASHINGTON, SITUATED IN FRONT OF, ADJACENT TO AND ABUTTING UPON SAID LOTS 19 TO 56, INCLUSIVE. ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ACCESS TO THE BEACH OVER AND ACROSS LOT 19 AND THE WESTERLY 20 FEET OF LOTS 20 AND 21, IN SAID PLAT OF POTLATCH BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 10, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Assessor's Parcel number: P46824/P77594

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: **4179-000-017-0008/P77594 & 360135-0-001-0302/P46824** *Space above is for recorder's use only*

APPOINTMENT OF SUCCESSOR TRUSTEE

Pursuant to the provisions of that certain Deed of Trust dated **JUNE 1, 2015**, by **BLAINE C. DETERING AND CAROLYN J. DETERING, HUSBAND AND WIFE, 5019 TOTEM TRL ANACORTES, WA 98221**, as Trustor, to **GUARDIAN NORTHWEST TITLE COMPANY**, as Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR, HERITAGE BANK**, as Beneficiary, recorded on **JUNE 3, 2015**, under Auditor's File number **201506030044**, in the office of the **AUDITOR'S OFFICE** of **SKAGIT** County, Washington; modified and recorded on **AUGUST 8, 2018**, under Auditor's File number **201808080034**, in the office of the **AUDITOR'S OFFICE** of **SKAGIT** County, Washington; to secure an obligation under a Promissory Note in the amount of **\$326,880.00**. The undersigned, as actual holder of the Promissory Note, does hereby remove **GUARDIAN NORTHWEST TITLE COMPANY**, 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 1st 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:

PARCEL A:

That portion of Government Lot 1 of Section 35, Township 36 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at a point at the Northeast corner of Lot 17 of the PLAT OF POTLATCH BEACH DIV. NO. 2, according to the plat thereof recorded in Volume 10 of Plats, pages 8 and 9, records of Skagit County, Washington;

Thence East parallel with the North line of said Section 35 to the North and South center line of said Section 35;

Thence South following said North and South center line of said Section for a distance of 85 feet;

Thence Westerly in a straight line to the Southeast corner of said Lot 17 of the PLAT OF POTLATCH BEACH DIV. NO. 2;

Thence Northerly along the East line of said Lot 17 to the point of beginning.

PARCEL B:

Lot 17, PLAT OF POTLATCH BEACH DIV. NO. 2, according to the plat thereof recorded in Volume 10 of Plats, pages 8 and 9, records of Skagit County, Washington;

TOGETHER WITH an undivided 1/75 interest in that portion of Lots 19 to 56, inclusive, PLAT OF POTLATCH BEACH, according to the plat thereof recorded in Volume 6 of Plats, page 10, records of Skagit County, lying below the line of extreme high tide, and in tidelands of the Second Class as

conveyed by the State of Washington, situated in front of, adjacent to and abutting upon said Lots 19 to 56, inclusive.

ALSO TOGETHER WITH a non-exclusive easement for access to the beach over and across Lot 19 and the Westerly 20 feet of Lots 20 and 21, in said PLAT OF POTLATCH BEACH, according to the plat thereof recorded in Volume 6 of Plats, page 10, records of Skagit County, Washington.

Wells Fargo Bank, N.A.

[Signature]
Name: Howard Randolph Straughan
Title: Vice President Loan Documentation
Company: Wells Fargo Bank, N.A.
Date: 05/03/2019

North Carolina
Wake County

I, K Denise Dunn, a Notary Public of Wake County and State of North Carolina, do hereby certify that Howard Randolph Straughan personally came before me this 3rd day of May, 2019 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 3rd day of May, 2019.

[Signature]
K Denise Dunn, Notary Public
My commission expires August 30, 2020

K Denise Dunn
NOTARY PUBLIC
Wake County, NC
My Commission Expires August 30, 2020