

201910140074

10/14/2019 11:08 AM Pages: 1 of 2 Fees: \$19.00
Skagit County Auditor

Record & Return To:
Corporation Service Company
PO Box 3008
Tallahassee, FL 32315
800-927-9800

Deal Name: BOC Retail

Record 1st



S672096SUBT
REF170637472 WA, Skagit

SUBSTITUTION OF TRUSTEE

WHEREAS, BRENT R. GREGSON AND NAOMI T. GREGSON, HUSBAND AND WIFE was the original Trustor, FIDELITY NATIONAL TITLE was the original Trustee and BMO Harris Bank N.A. was the original Beneficiary under that certain DEED OF TRUST, described below:

Dated: 01/10/2017 Recorded: 01/20/2017 Instrument: 201701200076 in Skagit, WA Loan Amount: \$275,000.00
Trustee: FIDELITY NATIONAL TITLE

Parcel Tax ID: P62019 Legal description is attached hereto and made a part thereof.

TRACT 38, BIG LAKE WATERFRONT TRACTS

WHEREAS the undersigned, 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 said original Trustee thereunder.

NOW THEREFORE, the undersigned hereby substitutes TRUSTEE SERVICES, INC..

IN WITNESS WHEREOF, this instrument was executed, signed and delivered by the undersigned on 09/30/2019.

BMO Harris Bank N.A.

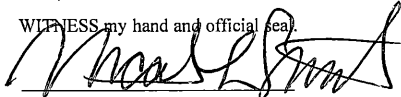
By: 

Name: MATTEW PLOTZ
Title: OFFICER

State of Wisconsin
County of Waukesha

On 09/30/2019 before me, NICOLE L SIMLE, Notary Public, personally appeared MATTEW PLOTZ, OFFICER of BMO Harris Bank N.A. who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.


Notary Public: NICOLE L SIMLE
My commission expires: 06/13/2020

NICOLE L SIMLE
NOTARY PUBLIC
STATE OF WISCONSIN

Prepared By: BMO Harris Bank N.A.
401 Executive Drive, Brookfield, WI 53005
Prepared By: Nicole Simle

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

PARCEL "A":

THAT PORTION OF TRACT 38, "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING EASTERLY OF H.C. PETERS ROAD EXTENSION NO. 263, AS DEEDED TO SKAGIT COUNTY BY DEED RECORDED JUNE 27, 1947, UNDER AUDITOR'S FILE NO. 406022, RECORDS OF SKAGIT COUNTY, WASHINGTON,

EXCEPT 40 FOOT ROAD RIGHT OF WAY DEEDED TO SKAGIT COUNTY BY DEED RECORDED IN VOLUME 119 OF DEEDS, PAGE 254, RECORDS OF SKAGIT COUNTY, WASHINGTON,

ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 38;
THENCE NORTH 78°11'56" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT 38, 375.68 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 68°39'59" EAST, 30.19 FEET;
THENCE NORTH 78°11'56" EAST TO THE SHORELINE OF BIG LAKE;
THENCE SOUTHERLY ALONG SAID SHORELINE, 5.00 FEET, MORE OR LESS, TO SAID SOUTHERLY LINE OF TRACT 38;
THENCE SOUTH 78°11'56" WEST ALONG SAID SOUTHERLY LINE TO THE TRUE POINT OF BEGINNING.

PARCEL "B":

THAT PORTION OF TRACT 39, "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 39;
THENCE NORTH 78°11'56" EAST ALONG THE NORTHERLY LINE OF SAID TRACT 39, 345.90 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE NORTH 78°11'56" EAST ALONG SAID NORTHERLY LINE, 29.78 FEET;
THENCE SOUTH 68°39'59" WEST, 30.20 FEET;
THENCE NORTH 11°48'04" WEST, 5.00 FEET TO THE TRUE POINT OF BEGINNING.