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07/13/2020 10:05 AM Pages: 1 of 2 Fees: \$19.00
Skagit County Auditor

WHEN RECORDED MAIL TO:
FIRST AMERICAN MORTGAGE SOLUTIONS
1795 INTERNATIONAL WAY
IDAHO FALLS, ID 83402
PH. 208-528-9895

SUBSTITUTION OF TRUSTEE

WASHINGTON
COUNTY OF SKAGIT
LOAN NO.: 0440516914

RECORD 1ST



PARCEL NO. P83170

LEGAL DESCRIPTION: LOT 1, PLAT OF "J & H PROPERTIES", AS PER PLAT RECORDED IN VOLUME 14 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH AN EASEMENT FOR COMMON DRIVEWAY ACCESS AS SHOWN ON THE FACE OF THE PLAT.

WHEREAS, the Undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR 1ST SECURITY BANK OF WASHINGTON, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, located at P.O. BOX 2026, FLINT, MICHIGAN 48501-2026, the Beneficiary of that certain Deed of Trust dated FEBRUARY 27, 2017, executed by BRENNAN E JOHNSON AND KELLY M JOHNSON, A MARITAL COMMUNITY, Trustor, to GUARDIAN NORTHWEST TITLE AND ESCROW, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR 1ST SECURITY BANK OF WASHINGTON, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on FEBRUARY 28, 2017 as Auditors File No. 201702280155 in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

WHEREAS, the Undersigned desires to appoint a new Trustee in the place and stead the Current Trustee; NOW, THEREFORE, in view of the premises, the Undersigned hereby appoints FIRST AMERICAN TITLE INSURANCE COMPANY, located at 1 FIRST AMERICAN WAY, SANTA ANA, CA 92707, as successor Trustee under said Deed of Trust, to have all the powers as Trustee, effective forthwith.

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on JULY 06, 2020.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR 1ST SECURITY BANK OF WASHINGTON, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS


SEREIA DUNCAN, VICE PRESIDENT

POD: 20200513
FS80901121M - SOT - WA




STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On JULY 06, 2020, before me, TYSON CHRISTENSEN, personally appeared SEREIA DUNCAN known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR 1ST SECURITY BANK OF WASHINGTON, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.



TYSON CHRISTENSEN (COMMISSION EXP. 03/29/2025)
NOTARY PUBLIC

