



202008180014

08/18/2020 08:47 AM Pages: 1 of 3 Fees: \$20.00
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.: 0578167774

RECORD 1ST



PARCEL No. P27990; P27991

LEGAL DESCRIPTION: SEE ATTACHED LEGAL DESCRIPTION

WHEREAS, the Undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR MIDWEST EQUITY MORTGAGE, LLC, 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 APRIL 03, 2017, executed by LEAH KIVIAT AND IAN HORTON WIFE AND HUSBAND, Trustor, to AMERICAN LAND TITLE ASSOCIATION, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR MIDWEST EQUITY MORTGAGE, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on APRIL 03, 2017 as Auditors File No. 201704030158 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 AUGUST 12, 2020.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR MIDWEST EQUITY MORTGAGE, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS


LISA M. CARTER, VICE PRESIDENT

POD: 20200618
SH8070117IM - SOT - WA



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DOCUMENT 1 OF 2

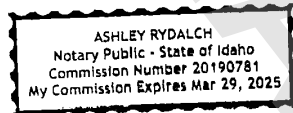
MIN: 100567010170216040
MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On AUGUST 12, 2020, before me, ASHLEY RYDALCH, personally appeared LISA M. CARTER known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR MIDWEST EQUITY MORTGAGE, LLC, 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.



ASHLEY RYDALCH (COMMISSION EXP. 03/29/2025)
NOTARY PUBLIC



SH8070117IM-1017021604-LEAH

LEGAL DESCRIPTION

DESCRIPTION:

PARCEL "A":

The Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 28, Township 34 North, Range 4 East, W.M.,

EXCEPT the South 60 feet thereof conveyed to City of Mount Vernon for road purposes by deed dated February 1, 1991, and recorded February 11, 1991, under Auditor's File No. 9102110019, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "B":

The East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 28, Township 34 North, Range 4 East, W.M.,

EXCEPT the South 60 feet thereof conveyed to City of Mount Vernon for road purposes by deed dated February 1, 1991, and recorded February 11, 1991, under Auditor's File NO. 9102110019, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.