

202012080068  
12/08/2020 10:55 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.: 0578872786

RECORD 1ST

PARCEL NO. P23438

LEGAL DESCRIPTION: THIS SECURITY INSTRUMENT SECURES TO LENDER: (I) THE REPAYMENT OF THE LOAN, AND ALL RENEWALS, EXTENSIONS AND MODIFICATIONS OF THE NOTE; AND (II) THE PERFORMANCE OF BORROWER'S COVENANTS AND AGREEMENTS UNDER THIS SECURITY INSTRUMENT AND THE NOTE. FOR THIS PURPOSE, BORROWER IRREVOCABLY GRANTS AND CONVEYS TO TRUSTEE, IN TRUST, WITH POWER OF SALE, THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF SKAGIT:

WHEREAS, the Undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR NEIGHBORHOOD MORTGAGE, 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 JULY 06, 2018, executed by JOSHUA BEDKER AND AMANDA, HUSBAND AND WIFE, Trustor, to WILLIAM L. BISHOP, ESQ., Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR NEIGHBORHOOD MORTGAGE, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on JULY 19, 2018 as Auditors File No. 201807190042 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 NOVEMBER 25, 2020. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR NEIGHBORHOOD MORTGAGE, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

  
NATALIE FELT, VICE PRESIDENT

POD: 20201110  
SH8070117IM - SOT - WA



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DOCUMENT 1 OF 2

MIN: 100618700180504026  
MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On **NOVEMBER 25, 2020**, before me, **CAITLIN BUONO**, personally appeared **NATALIE FELT** known to me to be the **VICE PRESIDENT** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS **NOMINEE FOR NEIGHBORHOOD MORTGAGE, 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.



**CAITLIN BUONO (COMMISSION EXP. 03/29/2025)**

NOTARY PUBLIC

