

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.: 6850258997

*RECORD 1ST*

PARCEL No. P71316

LEGAL DESCRIPTION: PTN LTS 1 &amp; 2, BLK 7, AMENDED PLAT OF BURLINGTON

WHEREAS, the Undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, 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 OCTOBER 04, 2010, executed by RIORDAN SIMS, A SINGLE PERSON., Trustor, to FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON, A WASHINGTON CORPORATION, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on OCTOBER 08, 2010 as Auditors File No. 201010080096 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 FEBRUARY 16, 2021. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

  
ERIC FERGUSON, VICE PRESIDENT

POD: 20210112  
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DOCUMENT 1 OF 2

MIN: 100019913620001264  
MERS PHONE: 1-888-679-6377

Attached to the Substitution of Trustee dated February 16, 2021

STATE OF ARIZONA COUNTY OF MARICOPA ) ss.

On **FEBRUARY 16, 2021**, before me, **REBECCA FRITZ**, Notary Public, personally appeared **ERIC FERGUSON, VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be and whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or entity, who they acted on the behalf of, executed the instrument.

  
**REBECCA FRITZ (COMMISSION EXP. 05/12/2024)**  
NOTARY PUBLIC

