

AFTER RECORDING MAIL TO:

Aztec Foreclosure Corporation of Washington
1499 SE Tech Center Place, Suite 255
Vancouver, WA 98683
AFC# 22-127959

Document Title: Appointment of Successor Trustee

Reference number of document: Instrument No. 200903260111

Grantor(s): Wells Fargo Bank, N.A.

Grantee(s): Aztec Foreclosure Corporation of Washington

Original Mortgagor(s): Lucinda F. Geiger and Steven R. Geiger, wife and husband

Legal:

Schedule "A-1"

132369-PA

DESCRIPTION:

That portion of the following described premises in Government Lot 7, Section 30, Township 35 North, Range 2 East, W.M., lying Easterly of Marine Drive:

Beginning at a point which is North 89°25' East 390.86 feet and South 0°35' East 491.4 feet from the Northwest corner of said Government Lot;
thence East 472 feet, more or less, to the Westerly line of old County Road;
thence Southerly along said Westerly line to a point 780 feet South of the North line of said Government Lot 7, said point being on the North line of those premises conveyed to J. A. Mitchell by deed dated September 7, 1905, filed February 15, 1906, under Auditor's File No. 55707 and recorded in Volume 61 of Deeds, page 194;
thence West along the North line of said J. A. Mitchell tract to a point which lies South 0°35' East from the point of beginning;
thence North 0°35' West to the point of beginning.

EXCEPT that portion of said premises conveyed to the State of Washington by deed dated October 8, 1956, filed November 5, 1956, under Auditor's File No. 543751 and recorded in Volume 282 of Deeds, page 565.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Abbreviated Legal: ptn gov Lot 7, 30-35-2 E W.M.

Assessor's Parcel number: 33102

When Recorded Return to:
Aztec Foreclosure Corporation of Washington
1499 SE Tech Center Place Ste 255
Vancouver, WA 98683
AFC: 22-127959

APN No. P33102

APPOINTMENT OF SUCCESSOR TRUSTEE

Pursuant to the provisions of that certain Deed of Trust dated **June 12, 2009**, by **Steven R. Geiger and Lucinda F. Geiger, husband and wife**, as Trustor, to **Wells Fargo Financial National Bank**, as Trustee, for the benefit of **Wells Fargo Bank, N.A.**, as Beneficiary, recorded on **June 25, 2009** as No. **200906250088**, in the office of the County Recorder of **Skagit County**, Washington, to secure an obligation under a Promissory Note in the amount of **\$171,000.00**. The undersigned, as actual holder of the Promissory Note, does hereby remove **Wells Fargo Financial National Bank**, as Trustee and does, pursuant to the terms of the Deed of Trust, hereby remove any Successor Trustee or Trustees who may have been previously appointed in place of the original Trustee, and does hereby appoint and substitute **Aztec Foreclosure Corporation of Washington, of 1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683** to serve, effective immediately, as Successor Trustee in the Deed of Trust, and to replace the Trustee of Record.

The undersigned, hereby revokes all other appointments of trustee, appointed or filed in the past, giving and granting to **Aztec Foreclosure Corporation of Washington** all the powers, duties and authority of the discharged Trustee, and hereby ratifying all acts of said Successor Trustee heretofore or hereafter performed so long as in accordance with the appointment, the Deed of Trust, and applicable law. Said Successor Trustee shall, in accordance with the provisions of the Deed of Trust, succeed to all the title, powers and duties conferred upon the Original Trustee(s) by the terms of said Deed of Trust and by applicable law.

The following described real estate, together with its improvements, easements and appurtenances thereunto belonging, is located in **Skagit County**, Washington and more particularly described as follows:

THAT PORTION OF THE FOLLOWING DESCRIBED PREMISES IN
GOVERNMENT LOT 7, SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST,
W.M., LYING EASTERLY OF MARINE DRIVE: BEGINNING AT A POINT WHICH

IS NORTH 89°25' EAST 390.86 FEET AND SOUTH 0°35' EAST 491.4 FEET FROM THE NORTHWEST CORNER OF SAID GOVERNMENT LOT; THENCE EAST 472 FEET, MORE OR LESS, TO THE WESTERLY LINE OF OLD COUNTY ROAD; THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO A POINT 780 FEET SOUTH OF THE NORTH LINE OF SAID GOVERNMENT LOT 7, SAID POINT BEING ON THE NORTH LINE OF THOSE PREMISES CONVEYED TO J. A. MITCHELL BY DEED DATED SEPTEMBER 7, 1905, FILED FEBRUARY 15, 1906, UNDER AUDITOR'S FILE NO. 55707 AND RECORDED IN VOLUME 61 OF DEEDS, PAGE 194; THENCE WEST ALONG THE NORTH LINE OF SAID J. A. MITCHELL TRACT TO A POINT WHICH LIES SOUTH 0°35' EAST FROM THE POINT OF BEGINNING; THENCE NORTH 00°35' WEST TO THE POINT OF BEGINNING. EXCEPT THAT PORTION OF SAID PREMISES CONVEYED THE STATE OF WASHINGTON BY DEED DATED OCTOBER 8, 1956, FILED NOVEMBER 5, 1956, UNDER AUDITOR'S FILE NO.543751 AND RECORDED IN VOLUME 282 OF DEEDS, PAGE 565. SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

Wells Fargo Bank, N.A.

Keoviseth Seung

Keoviseth Seung
Vice President Loan Documentation
Wells Fargo Bank, N.A
10/05/2022

State of South Carolina

County of York

The foregoing instrument was acknowledged before me this 5th day of October, 2022 by Keoviseth Seung Vice President Loan Documentation; on behalf of Wells Fargo Bank, N.A., a national banking association. Keoviseth Seung [] is personally known to me or produced satisfactory evidence of identification.

Wendy Hernandez
Notary Public

My commission expires 11-20-2028



WENDY HERNANDEZ,
NOTARY PUBLIC
SOUTH CAROLINA
MY COMMISSION EXPIRES 11-20-2028