

Return To:  
Banner Bank  
C/O Nationwide Title Clearing, LLC  
2100 Alt. 19 North  
Palm Harbor, FL 34683

### SUBSTITUTION OF TRUSTEE

WHEREAS, BRITTANY PEDERSEN AND ERIC PEDERSEN was the original Trustor, LAND TITLE & ESCROW was the original Trustee, and BANNER BANK was the original Beneficiary under that certain Deed of Trust dated 03/16/2021, in the amount of \$146,250.00, and recorded in **SKAGIT** County, Washington, under Auditor File # 202103180070.

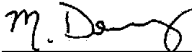
LOT 16, CAP SANTE PARK ADD TO ANACORTES

Parcel ID # P130573

WHEREAS, the undersigned is the present Beneficiary under said Deed of Trust and WHEREAS, the undersigned desires to substitute a new Trustee under Deed of Trust in place and stead of said original Trustee thereunder.

NOW, THEREFORE, the undersigned hereby substitutes **NATIONWIDE TITLE CLEARING, LLC**, a Washington limited liability company, as Trustee under said Deed of Trust.

Dated this 20th day of January in the year 2023  
BANNER BANK




MELISSA DENNEY

VICE PRESIDENT

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

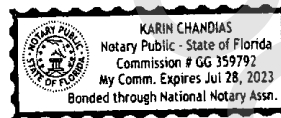
STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization on this 20th day of January in the year 2023, by Melissa Denney as VICE PRESIDENT of BANNER BANK, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.



KARIN CHANDIAS

COMM EXPIRES: 07/28/2023



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