

When Recorded Return To:

Lien Release Dept  
M&T Bank  
4th Floor - Lien Release Dept.  
PO BOX 5178  
Buffalo, NY 14240**APPOINTMENT OF SUCCESSOR TRUSTEE**

M&amp;T Bank#: 4000329781 "PEARSON," R30/419 0226357159 8210500959 8210500959 Skagit, Washington

MIN #: 100392411206032222 SIS #: 1-888-679-6377

WHEREAS, the undersigned is the present nominee for the Beneficiary under the Deed of Trust Described as follows:

Original Trustor: TAYLOR JAMES PEARSON, AN UNMARRIED PERSON  
Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS  
Dated: 06-09-2020 Recorded: 06-10-2020 as Instrument No. 202006100084, Book/Reel/Liber N/A, Page/Folio N/A in the County of Skagit State of WashingtonLegal: LOT 21, "PLAT OF BLACKBURN RIDGE," AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGES 206 THROUGH 208, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

Assessor's/Parcel No: P113170

Property Address: 1520 SARAH ST, MOUNT VERNON, WA 98274

AND WHEREAS, the undersigned, who is the present nominee for the Beneficiary under said Deed of Trust, desires to appoint a successor Trustee under said Deed of Trust in the place and stead of present Trustee thereunder;

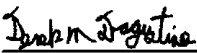
Now therefore, the undersigned hereby appoints Nationwide Title Clearing, LLC, whose address is 2100 ALT 19 North, Palm Harbor, FL 34883 as Successor Trustee under said Deed of Trust, to have all the powers of said original Trustee, effective immediately.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for X, beneficiary of the security instrument, its successors and assigns

On September 1st, 2023

By:   
Alan Myers, Assistant Secretary*\* Fairway Independent  
Mortgage Corporation*  
STATE OF New York  
COUNTY OF ErieOn the 1st day of September in the year 2023 before me, the undersigned, personally appeared Alan Myers, Assistant Secretary of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR X, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

WITNESS my hand and official seal,

  
Derek M Dagustine  
Notary Public State of New York  
Notary Expires: 12/13/2025 #01DA6426500  
Qualified in Erie CountyDEREK M DAGUSTINE  
NOTARY PUBLIC STATE OF NEW YORK  
ERIE COUNTY  
LIC. #01DA6426500  
COMM. EXP. 12/13/2025