

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&T Bank#: 0104180203 "GONZALEZ" R07/405 0207593921 1048244313 Skagit, Washington

MIN #:100267400008361329 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: JUAN RAMON GONZALEZ AND LETICIA GONZALEZ, HUSBAND AND WIFE
Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR AMERICAN EQUITY MORTGAGE, INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS
Dated: 10-28-2011 Recorded: 11-02-2011 as Instrument No. 201111020070, Book/Reel/Liber N/A, Page/Folio N/A in the County of Skagit State of Washington

Legal: See Exhibit "A" Attached Hereto And By This Reference Made A Part Hereof

Assessor's/Parcel No: P77393, 4176-008-012-0009

Property Address: 305 WASHINGTON STREET, SEDRO WOOLLEY, WA 98284

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 34683 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 ~~✓~~ beneficiary of the security instrument, its successors and assigns

On December 15th, 2023

By: *Gloria J. Dishman*
Gloria J. Dishman, Assistant Secretary

**American Equity
Mortgage, Inc.
JG*

STATE OF New York
COUNTY OF Erie

On the 15th day of December in the year 2023 before me, the undersigned, personally appeared Gloria J. Dishman, Assistant Secretary of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR ~~✓~~ 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,

Cheryl L. Colt
Cheryl L. Colt
Notary Public State of New York
Notary Expires: 7/29/2025 #01C06286533
Qualified in Erie County

CHERYL L. COLT
NOTARY PUBLIC STATE OF NEW YORK
ERIE COUNTY
LIC. #01C06286533
COMM. EXP. 07/29/2025

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Exhibit A

EXHIBIT "A"

THE NORTH 78 FEET OF LOTS 9, 10, 11 AND 12, EXCEPT THE NORTH 34
AND ½ FEET OF THE EAST 28 FEET OF LOT 11, AND EXCEPT THE NORTH
34 AND 1/10 FEET OF LOT 12, ALL IN BLOCK 8, WEST ADDITION TO
THE TOWN OF WOOLLEY, ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 2 OF PLATS, PAGE 89, RECORDS OF SKAGIT COUNTY,
WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON.