

When recorded mail document to:

Guardian Mortgage
Attn: Payoff Dept.
P.O. Box 833890
Richardson, TX 75083-3890

Above Space for Recorder's Use Only

GM Loan No.: 2104077896

MIN: 1005554-1200029239-5

MERS Phone: 1-888-679-6377

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

Whereas, **Ashley Malm and Christopher Malm, Wife and Husband and Martin Fox, Single Man**, original Trustor; **Mortgage Electronic Registration Systems, Inc.**, as nominee for **Guardian Mortgage**, a division of **Sunflower Bank, N.A.**, its successors and assigns, whose address is P.O. Box 2026, Flint, MI 48501-2026, original Beneficiary; **Land Title & Escrow**, original Trustee; under that certain Deed of Trust dated **June 8, 2021**, recorded as Document No. **202106090128** on **June 9, 2021**, of the Official Public Records of Skagit County, Washington, as more fully described below:

See attached Exhibit AParcel Identification Number: **P62532**Property / Grantee's Address: **113 South Gardner Road, Burlington, Washington 98233-2146**

Whereas, the undersigned present Beneficiary desires to substitute a new Trustee under said Deed of Trust in place and instead of **Land Title & Escrow**;

Therefore, the undersigned hereby substitutes **Guardian Mortgage**, a division of **Sunflower Bank, N.A.** as Trustee under said Deed of Trust and does hereby **RECONVEY, WITHOUT WARRANTY**, to the person or persons legally entitled hereto, the Estate now held thereunder.

IN WITNESS WHEREOF, **Guardian Mortgage**, a division of **Sunflower Bank, N.A.** has caused this to be executed by its duly authorized officer on **July 23, 2024**.

By: _____


John Cottrell, Senior Vice President
Guardian Mortgage, a division of Sunflower Bank, N.A.

IN WITNESS WHEREOF, **Mortgage Electronic Registration Systems, Inc.** has caused this to be executed by its duly authorized officer on **July 23, 2024**.

By: _____


John Cottrell, Vice President

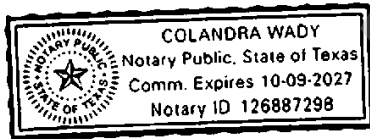
(ACKNOWLEDGEMENT)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, **Colandra Wady**, a notary public, personally appeared John Cottrell, Vice President of Mortgage Electronic Registration Systems, Inc., Senior Vice President of Guardian Mortgage, a division of Sunflower Bank, N.A., who is personally known to me and whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Given under my hand and seal of office on this **23rd** day of **July, 2024**.



A handwritten signature in black ink, appearing to read "Colandra Wady", written over a horizontal line.

Notary Public, State of Texas

Notary's Printed Name / My Commission Expires:

EXHIBIT "A"**LEGAL DESCRIPTION**

That portion of Tract 38, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at a point on the West line of the County Road which is along the East line of said tract which point is 100 feet South of the intersection of said West line of said County Road and the South line of Fairhaven Avenue;
thence South $0^{\circ}14'00''$ East along the West line of said County Road 120 feet;
thence North $89^{\circ}58'30''$ West parallel to the South line of said Fairhaven Avenue a distance of 115.52 feet;
thence North $1^{\circ}01'00''$ West a distance of 120.02 feet;
thence South $89^{\circ}58'30''$ East a distance of 117.16 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.