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11/25/2024 08:40 AM Pages: 1 of 1 Fees: \$18.00
Skagit County Auditor, WA

RECORDING REQUESTED BY/RETURN TO
SKINNER FAWCETT LLP
250 W. Bobwhite Ct. Ste 240
P.O. Box 700
Boise ID 83701-0700
Phone: 1-208-345-2663

Assignment of Deed of Trust

Out of MERS WA

MIN 100019987810225412
IHFA Loan # XXXXXX8925

MERS Phone: 1-888-679-6377

FOR VALUE RECEIVED Mortgage Electronic Registration Systems, Inc. (MERS), with an address of P.O. Box 2026, Flint, MI 48501-2026, as designated nominee for Guild Mortgage Company LLC, a California Limited Liability Company, as beneficiary of Security Instrument, its successors and assigns (Assignor), whose address is 5887 Copley Drive, San Diego, CA 92111, hereby assigns and transfers to Idaho Housing and Finance Association, its successors and assigns, whose address is 565 W Myrtle Street, Boise, ID 83702, all of its rights, title and interest in the below.


Described Deed of Trust:

LOT 4, BLOCK 2, "CENTRAL ADDITION TO MOUNT VERNON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 103, RECORDS OF SKAGIT COUNTY, WASHINGTON; TOGETHER WITH THE NORTH 1/2 (AS MEASURED ALONG THE EAST AND WEST LINES) OF LOT 5, BLOCK 2, SAID PLAT OF "CENTRAL ADDITION TO MOUNT VERNON"; EXCEPT FROM ALL THE ABOVE, THOSE PORTIONS CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY BY DEED DATED JUNE 3, 1953, RECORDED JULY 15, 1953 UNDER AUDITOR'S FILE NO. 490547 AND BY DEED DATED OCTOBER 19, 1972, RECORDED FEBRUARY 5, 1973, UNDER AUDITOR'S FILE NO. 780239, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Grantor (owner): ZAKERY J. BOWMAN AND PAIGE BOWMAN, A MARRIED COUPLE
Original Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS)
Date of Deed of Trust: November 23, 2021
Note Amount: \$299,475.00
County: Skagit
Date Recorded: November 29, 2021
Recording Information: Instrument No. 202111290205

IN WITNESS WHEREOF, the said Mortgage Electronic Registration Systems, Inc., as designated nominee for Guild Mortgage Company LLC, a California Limited Liability Company, beneficiary of the security instrument, its successors and assigns, by the officer duly authorized, has executed the foregoing instrument on the 5 day of November, 2024.

Mortgage Electronic Registration Systems, Inc.


Gary Ross, Assistant Secretary

STATE OF IDAHO
COUNTY OF ADA

The foregoing instrument was acknowledged before me this 5th day of November, 2024 by Gary Ross, who is the Assistant Secretary of Mortgage Electronic Registration Systems, Inc., a Delaware corporation, on behalf of the corporation.


Notary Public Boise, Idaho
Commission Expires: 05/26/28

