

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#: 0104222286 "KIPPENHAN" R06/607 0100251363 1113236784 Skagit, Washington

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

Original Trustor: DARREN L KIPPENHAN AND REBECCA J KIPPENHAN, HUSBAND & WIFE
Original Beneficiary: CHASE MANHATTAN MORTGAGE CORPORATION
Dated: 01-25-2001 Recorded: 01-31-2001 as Instrument No. 200101310132, 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

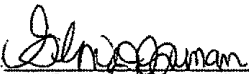
Assessor's/Parcel No: 43840000530004

Property Address: 1704 N 32ND PL, MOUNT VERNON, WA 98273

AND WHEREAS, the undersigned, who is the present 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.


LAKEVIEW LOAN SERVICING, LLC BY M&T BANK AS ATTORNEY-IN-FACT
POA: 2/16/2017 in Instrument No.: 201702160003
On December 3rd, 2024

By 
Gloria J. Dishman, Assistant Vice President

STATE OF New York
COUNTY OF Erie

On the 3rd day of December in the year 2024 before me, the undersigned, personally appeared Gloria J. Dishman, Assistant Vice President of LAKEVIEW LOAN SERVICING, LLC BY M&T BANK AS ATTORNEY-IN-FACT, 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 County

DEREK M DAGUSTINE
NOTARY PUBLIC STATE OF NEW YORK
ERIE COUNTY
LIC. #01DA6426500
COMM. EXP. 12/13/2025

APPOINTMENT OF SUCCESSOR TRUSTEE Page 2 of 2

Exhibit A

Lot 53, "Plat of Eastwind", as per plat recorded in Volume 12 of Plats, pages 31 and 32, records of Skagit County, Washington; EXCEPT mineral rights as reserved by the State of Washington by Deed dated May 8, 1908, and recorded May 20, 1908, under Auditor's File No. 67757 in Volume 74 of Deeds, page 221, records of Skagit County, Washington.