

Record and Return To:
FCI Lender Services Inc
8180 E Kaiser Blvd
Anaheim, CA 92808

Loan #: 399466528

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE OF DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, AND SECURITY AGREEMENT

WHEREAS, **TERAZA INVESTMENTS LLC, A WASHINGTON LIMITED LIABILITY COMPANY** was the original Trustor, **FCI LENDER SERVICES** was the original Trustee, and **LIONSCOVE FUND 1, LLC, ISAOA/ATIMA** was the original Beneficiary under that certain DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, AND SECURITY AGREEMENT, described below:

Dated: **08/02/2023** Recorded: **08/11/2023** Instrument: **202308110074** in **Skagit** County, **WA** Loan Amount: **\$403,707.00**
Property Address: **1200 RIVERSIDE DRIVE , MOUNT VERNON, WA 98273 ; 1200 RIVERSIDE DRIVE, MOUNT VERNON, WA 98273**

WHEREAS **LIONSCOVE FUND 1, LLC, ISAOA/ATIMA**, the "Grantor", is the present Beneficiary under said DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, AND SECURITY AGREEMENT, and WHEREAS, the Grantor desires to substitute a new Trustee under said instrument in place and instead of said original Trustee thereunder.

NOW THEREFORE, the Grantor hereby **substitutes Trustee Services, Inc., whose address is P.O. Box 2980, Silverdale, WA 98383-2980**

Trustee Services, Inc., successor trustee, authorized to conduct business in the state and having been requested by the holder of the obligation secured by the instrument identified above to reconvey the estate granted to the Trustee under said instrument does hereby reconvey, release and remise to the person or persons legally entitled thereto, all the estate, title and interest acquired by Trustee under said instrument as described above.

IN WITNESS WHEREOF, this instrument was executed, signed and delivered by each of the undersigned on **02/11/2025**.

Current Beneficiary:
LIONSCOVE FUND 1, LLC, ISAOA/ATIMA

By: 
Name: **Amanda Parkins**
Title: **Authorized Signer**

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 **California** } S.S.
COUNTY OF **ORANGE**

On **02/11/2025**, before me, **Tristen M Cook**, Notary Public, personally appeared **Amanda Parkins**, who proved to me on the basis of satisfactory evidence to be the person (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 authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Tristen M Cook

Notary Public: **Tristen M Cook**
My Commission Expires: **10/11/2025**
Commission #: **2378101**



IN WITNESS WHEREOF, this instrument was executed, signed and delivered by the undersigned effective 2/12/2025

Trustee Services, Inc.

By: *Alan Mazuti*

Name: Alan Mazuti
Title: Assistant Vice President

State of WA
County of Kitsap

On 2/12/2025 before me, Jill O'Connor, Notary Public, personally appeared Alan Mazuti, Assistant Vice President of Trustee Services, Inc., who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity on behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Jill O'Connor

Notary Public: Jill O'Connor
My commission expires: 01/10/2026

