

Record and Return To:

T7408-01Y AU 0233287
 LIEN RELEASE DEPT
 WELLS FARGO BANK, N.A.
 P.O. BOX 659250
 SAN ANTONIO, TX 78265-5150

Drafted By: **CORINE ROMERO**

Loan #: **0345497929**

Investor Loan #: **0209205876**

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

WHEREAS, **ROBERT J TROXCLAIR AND CRISTA M TROXCLAIR** was the original Trustor under that certain Deed of Trust of the Official Records of **Skagit County, WA;**

WHEREAS, the undersigned, **Wells Fargo Bank, N.A.**, as the present Beneficiary(s) under said Deed of Trust hereby substitutes a new trustee, **WELLS FARGO NATIONAL BANK WEST**, under said Deed of Trust, and **WELLS FARGO NATIONAL BANK WEST** as Trustee under said Deed of Trust does hereby reconvey, without warranty, to the person or persons legally entitled thereto, the estate now held by trustee under said Deed of Trust. And whereas the above said Deed of Trust has been paid in full.

Original Beneficiary: **WELLS FARGO BANK, N.A.**

Dated: **08/27/2012** Recorded: **09/04/2012** Instrument: **201209040001** Book: **N/A** Page:

N/A in **Skagit County, WA** Loan Amount: **\$233,460.00**

Property Address: **4706 LOIS LANE, SEDRO WOOLLEY, WA 98284**

Parcel Tax ID: **44630000090003**

Legal: **LOT 9 PLAT OF PRAIRIE ESTATES AS PER PLAT RECORDED IN VOLUME 13 OF PLATS PAGES 84 AND 85 RECORDS OF SKAGIT COUNTY WASHINGTON. SITUATED IN THE COUNTY OF SKAGIT STATE OF WASHINGTON**

Date: **02/26/2025.**

Current Beneficiary:

Wells Fargo Bank, N.A.

New Trustee:

WELLS FARGO NATIONAL BANK WEST

By: *C Romero*

Name: **CORINE ROMERO**

Title: **Vice President Loan Documentation**

By: *C Romero*

Name: **CORINE ROMERO**

Title: **Vice President Loan Documentation**

STATE OF **Texas** }
 COUNTY OF **Bexar** } S.S.

On **02/26/2025**, before me, **MELISSA MURRAY**, a Notary Public in and for **Bexar** County in the State of **Texas** personally appeared, **CORINE ROMERO**, as **Vice President Loan Documentation** of **Wells Fargo Bank, N.A.** and **CORINE ROMERO** as **Vice President Loan Documentation** of **WELLS FARGO NATIONAL BANK WEST**, personally known to me (or 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, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Melissa Murray

Notary Public: **MELISSA MURRAY**

My Commission Expires: **10/25/2026**

Commission #: **500829-8**

