

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#: 4001052879 "HUBBELL" R33/303 0228996218 3100500928 3100500928 Skagit, Washington

MIN #:100392411208069412 MERS Corporate Phone Number: 1-888-679-6377

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

Original Trustor: JOSHUA V HUBBELL AND NAOMI LOUISE HUBBELL, A MARRIED COUPLE
Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED
NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, BENEFICIARY OF THE SECURITY
INSTRUMENT, ITS SUCCESSORS AND ASSIGNS
Dated: 03-11-2021 Recorded: 03-12-2021 as Instrument No. 202103120177, Book/Reel/Liber N/A, Page/Folio
N/A In the County of Skagit State of WashingtonLegal: LOT 3, "RE-PLAT OF LOTS 9 AND 10 OF BLOCK 2 PLAT OF CHENOWETH ADDITION TO MOUNT
VERNON", AS PER PLAT RECORDED DECEMBER 12, 2002, UNDER SKAGIT COUNTY AUDITOR'S FILE NO.
200212120107.

Assessor's/Parcel No: 4808-000-003-0000

Property Address: 1711 E FIR ST, MOUNT VERNON, WA 98273

AND WHEREAS, the undersigned, who is the present nominee for the 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.MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for *X*,
beneficiary of the security instrument, its successors and assigns

On April 1st, 2025

By: *Gloria J. Dishman*
Gloria J. Dishman, Assistant Secretary*X Fairway Independent
mortgage Corporation**JG*STATE OF New York
COUNTY OF ErieOn the 1st day of April in the year 2025 before me, the undersigned, personally appeared Gloria J. Dishman ,
Assistant Secretary of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS
DESIGNATED NOMINEE FOR *X*, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS
AND ASSIGNS, 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,

Holly Suckow
Holly Suckow
Notary Public State of New York
Notary Expires: 10/28/2026 #01SU5068226
Qualified in Erie CountyHOLLY SUCKOW
NOTARY PUBLIC STATE OF NEW YORK
ERIE COUNTY
LIC. #01SU5068226
COMM. EXP. 10/28/2026