

Recording Requested By,
WELLS FARGO BANK,
NATIONAL ASSOCIATION
BBOCS - Boise Collateral Department
P.O. Box 8203
Boise, ID 83707-2203



202505130014

05/13/2025 09:35 AM Pages: 1 of 2 Fees: \$322.50
Skagit County Auditor

RECORD & RETURN TO 51328
LIEN SOLUTIONS
P.O. BOX 29071
Glendale, CA 91209-9071
103959300-WA57-Skagit

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Attn: **BBG BBOCS**

Job Id# **1405954438**
RPY# **3951830**

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

Grantor (Beneficiary): Wells Fargo Bank, National Association successor by merger to **Wachovia Commercial Mortgage, Inc.**,
Grantee (Substituted Trustee): First American Title Insurance Company of Skagit County
Grantee (Grantor/Trustor): Michelle Manduchi-Ford, as her separate estate,
Reference No.(s) (of Deed of Trust): Instrument Number 200609280100, Book NA, Page NA

Skagit County Assessor's Tax Parcel/Account Number(s): 340417-2-002-0308

WHEREAS, **Wells Fargo Bank, National Association** successor by merger to **Wachovia Commercial Mortgage, Inc.**, is the sole and present beneficiary under that certain Deed of Trust executed by **Michelle Manduchi-Ford, as her separate estate**, as "Grantor", to **First American Title Insurance Company of Skagit County**, as "Trustee" for the benefit of **Wells Fargo Bank, National Association** successor by merger to **Wachovia Commercial Mortgage, Inc.**, "Beneficiary" and "Lender", dated **September 28, 2006** and recorded on **September 28, 2006**, under Recording No. **200609280100**, in Volume **NA**, at Page **NA** of the Records of **Skagit County, Washington**.

WHEREAS, the undersigned Beneficiary desires to appoint a new trustee in the place and stead of the original trustee named above.

WHEREAS, the indebtedness secured by said Deed of Trust has been fully paid and/or satisfied.

NOW, THEREFORE, the undersigned hereby appoints **Wells Fargo National Bank West**, a national banking association organized under the laws of the United States whose address is c/o BBOS Business Loan Operations Center LDI, P.O. Box 65119, San Antonio, TX 78265, as the successor trustee under said Deed of Trust with all the powers of the original trustee thereunder.

NOW THEREFORE, **Wells Fargo National Bank West**, as Substituted Trustee, does hereby grant and reconvey unto the person or persons entitled thereto without warranty, all the right, title, and interest now held by said Trustee in and to the real property described in said Deed of Trust, situated in **Skagit County, State of Washington**.

DATED this 29th day of April, 2025.

Wells Fargo Bank, National Association
("Beneficiary")

Wells Fargo National Bank West
("Substituted Trustee")

By: Bridgett W. Southern
Name: Bridgett W. Southern
Title: Officer

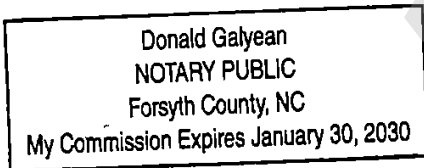
By: Bridgett W. Southern
Name: Bridgett W. Southern
Title: Officer

BENEFICIARY ACKNOWLEDGEMENT

State of North Carolina)
) ss.
County of Forsyth)

On this 29th day of April 2025, before me, the undersigned Notary Public, personally appeared : **Bridgett W. Southern** and known to me to be the **Officer**, authorized agent for **Wells Fargo Bank, National Association**, a national banking association, that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said national banking association, duly authorized by the national banking association through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument.

Stamp/Seal (if any)



Donald Galylean
Notary Public

Print name: Donald Galylean

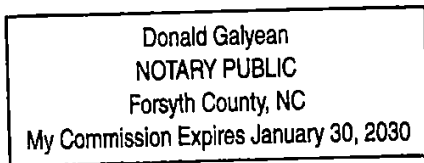
My commission expires: 1-30-2030

TRUSTEE ACKNOWLEDGEMENT

State of North Carolina)
) ss.
County of Forsyth)

On this 29th day of April, 2025 before me, the undersigned Notary Public, personally appeared **Bridgett W. Southern** and known to me to be the **Officer**, authorized agent for **Wells Fargo National Bank West** a national banking association, that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said national banking association, duly authorized by the national banking association through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument.

Stamp/Seal (if any)



Donald Galylean
Notary Public

Print name: Donald Galylean

My commission expires: 1-30-2030