

202510170044

10/17/2025 11:59 AM Pages: 1 of 1 Fees: \$301.00
Skagit County Auditor, WA

This Instrument Prepared By, Recording Requested By
and Return To:
ALEXYS RIGGINS
BSI FINANCIAL SERVICES
c/o VISIONET SYSTEMS INC.
111 TECHNOLOGY DRIVE
PITTSBURGH, PA 15275
VOICE: 1-(412) 927-0226

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ASSIGNMENT OF DEED OF TRUST

ORDER #: 904379

Recording District: SKAGIT COUNTY

MIN #:100279300069664098 MERS PHONE #: 1-888-679-6377

For value received, the undersigned, hereby assign and transfer to: **SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES** located at **314 FRANKLIN STREET, TITUSVILLE, PA 16354**, all of its right, title and interest under that certain **DEED OF TRUST** executed by:

Borrower: **MORGAN J ANDRIST AND KELLY M ANDRIST, A MARRIED COUPLE**

To **LAND TITLE AND ESCROW COMPANY** as Trustee for **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR AMERICAN PACIFIC MORTGAGE CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT ITS SUCCESSORS AND ASSIGNS** whose address is **P.O. BOX 2026, FLINT, MI 48501-2026** in the amount of: **\$461,487.00**, dated **FEBRUARY 07, 2024**, recorded **FEBRUARY 12, 2024** as Instrument No.: **202402120030** of the Official Records of **SKAGIT COUNTY, WASHINGTON**.

Property Address: **309 COATES LANE, SEDRO WOOLLEY, WASHINGTON 98284**
Abbreviated Legal Description: **LOT 24, HOGG SUBDIV**
Tax Parcel ID: **P110926/XREFID4689-000-024-0000**

Dated: **OCTOBER 15, 2025**

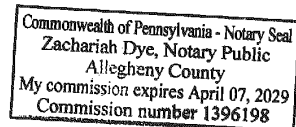
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR AMERICAN PACIFIC MORTGAGE CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT ITS SUCCESSORS AND ASSIGNS



ALYSSA M. GRAHAM
VICE PRESIDENT

State of **PENNSYLVANIA**
County of **ALLEGHENY**

On **OCTOBER 15, 2025** before me, **ZACHARIAH DYE** the undersigned, a Notary Public in and for the State of **PENNSYLVANIA**, personally appeared **ALYSSA M. GRAHAM, VICE PRESIDENT** for **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR AMERICAN PACIFIC MORTGAGE CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT ITS SUCCESSORS AND ASSIGNS** personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that for her signature on the instrument the person, or the entity upon behalf of which she acted, executed the instrument.



ZACHARIAH DYE, Notary Public in and for the
State of **PENNSYLVANIA**
My Commission Expires: **04/07/2029**
My County of Residence: **ALLEGHENY**