202511070030
11/07/2025 10:41 AM Pages: 1 of 1 Fees: $301.00
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

Return To:
Nationstar Mortgage LLC
C/O Nationwide Title Clearing, LLC
2100 Alt. 19 North
Palm Harbor, FL 34683

Loan Number 0754276095

SUBSTITUTION OF TRUSTEE

.

WHEREAS, ALBERT F BAIRD AND HELEN L BAIRD was the original Trustor, **LAND TITLE & ESCROW OF SKAGIT & ISLAND COUNTY** was the original Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR PEOPLES BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS** was the designated nominee of the original Beneficiary under that certain Deed of Trust dated 11/16/2021, in the amount of $246,402.00, and recorded in **SKAGIT** County, **Washington**, under **Auditor File # 202111170090**.

UNIT 62, 3RD AMD. TO THE CEDARS CONDO

Parcel ID # 4739-000-062-0000

WHEREAS, the undersigned is the designated nominee of the present Beneficiary under said Deed of Trust and WHEREAS, the undersigned desires to substitute a new Trustee under Deed of Trust in place and stead of said original Trustee thereunder.

NOW, THEREFORE, the undersigned hereby substitutes **NATIONWIDE TITLE CLEARING, LLC**, a Washington limited liability company, as Trustee under said Deed of Trust.

Dated this 07th day of November in the year 2025
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (''MERS''), AS DESIGNATED NOMINEE FOR PEOPLES BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

Cecelia Mansfield

CECELIA MANSFIELD
VICE PRESIDENT

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA
COUNTY OF PINELLAS
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization on this 07th day of November in the year 2025, by Cecelia Mansfield as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (''MERS''), AS DESIGNATED NOMINEE FOR PEOPLES BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

Aaron Burdick

AARON BURDICK
COMM EXPIRES: 11/22/2028

AARON BURDICK
Notary Public - State of Florida
Commission # HH 606524
My Comm. Expires Nov 22, 2028
Bonded through National Notary Assn.

NSMRC 448075320 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MRC MIN 100135900070308579 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR T072511-12:20:22 [C-2] ERCNWA1

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