

WHEN RECORDED MAIL TO:  
**FIRST AMERICAN MORTGAGE SOLUTIONS**  
**1795 INTERNATIONAL WAY**  
**IDAHO FALLS, ID 83402**  
**PH. 208-528-9895**

## SUBSTITUTION OF TRUSTEE

**WASHINGTON**  
 COUNTY OF SKAGIT  
 LOAN NO.: 3562595942

*RECORD 1ST*



PARCEL NO. 4622-000-003-0002; P105699

LEGAL DESCRIPTION: LOT 3, CEDAR RIDGE ESTATES, DIV. 1

WHEREAS, the Undersigned, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** ("MERS"), AS DESIGNATED NOMINEE FOR CMG MORTGAGE, INC. DBA CMG HOME LOANS, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, located at P.O. BOX 2026, FLINT, MICHIGAN 48501-2026, the current Beneficiary of that certain Deed of Trust dated **MAY 19, 2024**, executed by **TERRI SIMPSON AND GARY S SIMPSON, A MARRIED COUPLE**, Trustor, to **LAND TITLE LAND TITLE AND ESCROW COMPANY AND ESCROW COMPANY**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** ("MERS"), AS DESIGNATED NOMINEE FOR CMG MORTGAGE, INC. DBA CMG HOME LOANS, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on **MAY 22, 2024** as Auditors File No. **202405220088** in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

WHEREAS, the Undersigned desires to appoint a new Trustee in the place and stead the Current Trustee; NOW, THEREFORE, in view of the premises, the Undersigned hereby appoints **FIRST AMERICAN TITLE INSURANCE COMPANY**, located at **1 FIRST AMERICAN WAY, SANTA ANA, CA 92707**, as successor Trustee under said Deed of Trust, to have all the powers as Trustee, effective forthwith.

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on **JANUARY 06, 2026**.  
**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** ("MERS"), AS DESIGNATED NOMINEE FOR CMG MORTGAGE, INC. DBA CMG HOME LOANS, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

TAWNYA RAINY, VICE PRESIDENT

POD: 20251229  
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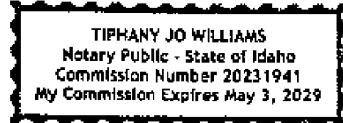
MIN: 100072450010221321  
 MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On JANUARY 06, 2026, before me, TIPHANY JO WILLIAMS, personally appeared TAWNYA RAINY known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR CMG MORTGAGE, INC. DBA CMG HOME LOANS, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.



TIPHANY JO WILLIAMS (COMMISSION EXP. 05/03/2029)  
NOTARY PUBLIC



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