

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.: **0122894264**

RECORD 1ST



PARCEL NO. **P118360**

LEGAL DESCRIPTION: **(0.2200 AC) SKAGIT ORCHARDS, LOT 18, ACRES 0.22**

WHEREAS, the Undersigned, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** ("MERS"), AS DESIGNATED NOMINEE FOR **FREEDOM MORTGAGE CORPORATION**, 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 **MARCH 04, 2021**, executed by **JOE T BAXLEY, AN UNMARRIED MAN**, Trustor, to **FIRST AMERICAN TITLE INSURAN**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** ("MERS"), AS DESIGNATED NOMINEE FOR **FREEDOM MORTGAGE CORPORATION**, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on **MARCH 08, 2021** as Auditors File No. **202103080059** 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 12, 2026**.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR **FREEDOM MORTGAGE CORPORATION**, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

TODD SLEIGHT, VICE PRESIDENT

POD: 20260102
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MIN: 100073001228942643
MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On JANUARY 12, 2026, before me, TAWNYA RAINY, personally appeared TODD SLEIGHT known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR FREEDOM MORTGAGE CORPORATION, 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.

Tawnya Rainey

TAWNYA RAINY (COMMISSION EXP. 05/05/2026)
NOTARY PUBLIC

