

When Recorded Return To:

Lien Release Dept  
M&T Bank  
7th Floor - Lien Release Dept.  
PO BOX 5178  
Buffalo, NY 14240

**APPOINTMENT OF SUCCESSOR TRUSTEE**

M&T Bank#: 4002718403 "FITZPATRICK," S02/001 148872347 2810500899 Skagit, Washington

MIN #: 100392411213884128 SIS #: 1-888-679-6377

WHEREAS, the undersigned is the present nominee for the Beneficiary under the Deed of Trust Described as follows:

Original Trustor: JAMES M. FITZPATRICK, AN UNMARRIED MAN, AND JENNIFER VANNOY, AN UNMARRIED WOMAN, AS TO AN UNDIVIDED 1/2 INTEREST AND TIMATHI A. FITZPATRICK, AN UNMARRIED WOMAN AS TO AN UNDIVIDED 1/2 INTEREST

Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

Dated: 08-26-2024 Recorded: 08-30-2024 as Instrument No. 202408300082, Book/Reel/Liber N/A, Page/Folio N/A in the County of Skagit State of Washington

Legal: LOT 11, PLAT OF ANKNEY HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 23, 2001, UNDER AUDITOR'S FILE NO. 200108230090, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Assessor's/Parcel No: P118256

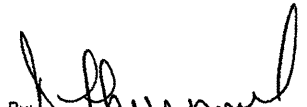
Property Address: 314 LONGTIME LN, SEDRO WOOLLEY, WA 98284-4353

AND WHEREAS, the undersigned, who is the present nominee for the Beneficiary under said Deed of Trust, desires to appoint a successor Trustee under said Deed of Trust in the place and stead of present Trustee thereunder;

Now therefore, the undersigned hereby appoints Nationwide Title Clearing, LLC, whose address is 2100 ALT 19 North, Palm Harbor, FL 34683 as Successor Trustee under said Deed of Trust, to have all the powers of said original Trustee, effective immediately.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for *X* beneficiary of the security instrument, its successors and assigns

On March 23rd, 2026

By:   
DeVita Thurmond, Assistant Secretary

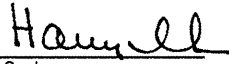


*X Fairway Independent mortgage Corporation*  
*JS*

STATE OF New York  
COUNTY OF Erie

On the 23rd day of March in the year 2026 before me, the undersigned, personally appeared DeVita Thurmond, Assistant Secretary of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for *X* beneficiary of the security instrument, its successors and assigns, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

WITNESS my hand and official seal,

  
Holly Suckow  
Notary Public State of New York  
Notary Expires: 10/28/2026 #01SU5068226  
Qualified in Erie County

HOLLY SUCKOW  
NOTARY PUBLIC STATE OF NEW YORK  
ERIE COUNTY  
LIC. #01SU5068226  
COMM. EXP. 10/28/2026