

Return To:  
Citizens Bank N.A.  
C/O Nationwide Title Clearing, LLC  
2100 Alt. 19 North  
Palm Harbor, FL 34683



**SUBSTITUTION OF TRUSTEE**

WHEREAS, JONATHAN DIRK VANDER KOOY, WHO APPEARS OF RECORD AS JONATHAN VANDERKOOY AND CATHERINE ELISABETH VANDER KOOY, WHO APPEARS OF RECORD AS CATHERINE VANDERKOOY was the original Trustor, LAND TITLE & ESCROW COMPANY was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR BANK OF THE PACIFIC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS was the designated nominee of the original Beneficiary under that certain Deed of Trust dated 07/25/2016, in the amount of \$260,000.00, and recorded in **SKAGIT** County, **Washington**, under **Auditor File # 201608010143**.

LOT 3, BAY MEADOWS

Parcel ID # P123845

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 April in the year 2026**  
**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR BANK OF THE PACIFIC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**

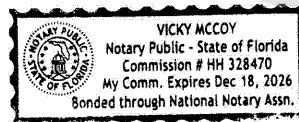
**MICHAEL PHILBERT**  
**VICE PRESIDENT**

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 April in the year 2026, by Michael Philbert as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR BANK OF THE PACIFIC, 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.

**VICKY MCCOY**  
**COMM EXPIRES: 12/18/2026**



CITRC 450859085 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) FULL SERVICE MIN 100164301000319535 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR T072604-01:14:31 [C-2] ERCNWA1



\*D0124966489\*