

When Recorded Return To:

DOCUMENT ADMINISTRATION
ROCKET MORTGAGE LLC
8950 CYPRESS WATERS BLVD
COPPELL, TX 75019**CORPORATE ASSIGNMENT OF DEED OF TRUST**

Skagit, Washington

SELLER'S SERVICING #:*****3003 "NICHOLSON"

MIN #: 101183500001318009 MERS Corporate Phone Number: 1-888-679-6377

Date of Assignment: September 3rd, 2026

Assignor: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED
NOMINEE FOR LADERA LENDING, INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS
SUCCESSORS AND ASSIGNS at 11819 MIAMI ST., SUITE 100, OMAHA, NE 68164
Assignee: ROCKET MORTGAGE, LLC at 1050 WOODWARD AVENUE, DETROIT, MI 48226Executed By: LARRY ALAN NICHOLSON AND NOEL NICHOLSON, HUSBAND AND WIFE, AS JOINT
TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON To: MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS DESIGNATED NOMINEE FOR LADERA
LENDING, INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS
Date of Deed of Trust: 01/17/2025 Recorded: 02/05/2025 as Instrument No.: 202502050024 in the County of
Skagit, State of Washington.

Assessor's/Parcel No.: 3766-003-014-0006, P54762

Property Address: 909 S 20TH ST, MOUNT VERNON, WA 98274

Legal: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF
WASHINGTON AND IS DESCRIBED AS FOLLOWS:LOT 14, BLOCK 3, "ALBERT BALCH'S WEDGWOOD, AN ADDITION TO MOUNT VERNON, WN.," AS PER
PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

BEING THE SAME PROPERTY CONVEYED TO LARRY A. NICHOLSON BY JUDITH A. REED, DECEASED
BY LARRY A. NICHOLSON, DOMESTIC PARTNER IN DEED DATED 4/13/2018 RECORDED 4/23/2018 IN
INST# 201804230080 IN THE COUNTY OF SKAGIT AND STATE OF WASHINGTON.MERS is appointed as the nominee for the Beneficiary to exercise the rights, duties and obligations of the
Beneficiary as Beneficiary may from time to time direct, including but not limited to appointing a successor
trustee, assigning, or releasing, in whole or in part the Security Instrument, foreclosing or directing the trustee to
institute foreclosure of the Security Instrument, or taking such other actions as Beneficiary may deem necessary
or appropriate under the Security Instrument.The Beneficiary designates MERS as the nominee for the Beneficiary and any notice required by applicable law
or the Security Instrument to be served on the Beneficiary must also be served on MERS as the designated
nominee for Beneficiary.KNOW ALL MEN BY THESE PRESENTS, that for good and valuable consideration, the receipt and sufficiency
of which is hereby acknowledged, the said Assignor hereby assigns unto the above-named Assignee, the said
Deed of Trust having an original principal sum of \$125,000.00 with interest, secured thereby, and the full benefit
of all the powers and of all the covenants and provisos therein contained, and the said Assignor hereby grants
and conveys unto the said Assignee, the Assignor's interest under the Deed of Trust.TO HAVE AND TO HOLD the said Deed of Trust, and the said property unto the said Assignee forever,
subject to the terms contained in said Deed of Trust. IN WITNESS WHEREOF, the assignor has executed these
presents the day and year first above written:MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR
LADERA LENDING, INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND
ASSIGNSOn September 3rd, 2026By: 

TSDALE ALEMU, Vice-President

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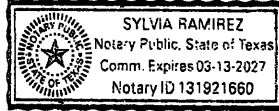
STATE OF Texas
COUNTY OF Dallas

On September 3rd, 2026, before me, SYLVIA RAMIREZ, a Notary Public in and for Dallas in the State of Texas, personally appeared TSEDALE ALEMU, Vice-President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR LADERA LENDING, INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, personally known to me to be the person(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 authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,



SYLVIA RAMIREZ
Notary Expires: 03/13/2027 #131921660



(This area for notarial seal)