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03/07/2025 10:44 AM Pages: 1 of 1 Fees: $18.00
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

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

SUBSTITUTION OF TRUSTEE

.

WHEREAS, COLLEEN A BRAA AND RICK BRAA was the original Trustor, **UPF WASHINGTON, INCORPORATED** was the original Trustee, and **WASHINGTON TRUST BANK** was the original Beneficiary under that certain Deed of Trust dated 08/12/2016, in the amount of $220,000.00, and recorded in **SKAGIT** County, **Washington**, under **Auditor File # 201609270046**.

LOT 117, PTN LOT 116, BLK 1, LOT 78, PTN LOT 77, BLK 3 LAKE CAVANAUGH DIV 2

Parcel ID # P66595

WHEREAS, the undersigned is 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 March in the year 2025
WASHINGTON TRUST BANK

SUSAN HICKS
AUTHORIZED SIGNATORY

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 March in the year 2025, by Susan Hicks as AUTHORIZED SIGNATORY of WASHINGTON TRUST BANK, who, as such AUTHORIZED SIGNATORY 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

VICKY MCCOY
Notary Public - State of Florida
Commission # HH 328470
My Comm. Expires Dec 18, 2026
Bonded through National Notary Assn.

WTBRC 444033382 DOCR T072503-09:43:41 [C-1] ERCNWA1

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