

Skamania County, WA  
Total: \$19.00 Pgs=2  
ASGN  
Request of: FIRST AMERICAN MORTGAGE SOLUTIONS  
eRecorded by: Simplifile

2024-000266

03/11/2024 02:45 PM

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 SKAMANIA  
LOAN NO.: 0472110741

RECORD 1ST



PARCEL NO. 03073613120000

LEGAL DESCRIPTION: PTN. LOT 2 SKAMANIA ELECTRIC ADD Bk A/Pg 42

WHEREAS, the Undersigned, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR AMERICAN FINANCING 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 MAY 02, 2020, executed by **DAVID R COOPER AND PETRA R COOPER, HUSBAND AND WIFE**, Trustor, to **PRIORITY TITLE & ESCROW**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR AMERICAN FINANCING CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on MAY 07, 2020 as Auditors File No. 2020-001054 in the Records of the County Auditor's Office for SKAMANIA 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 **MARCH 11, 2024**.

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

TRACY ALBERTSON, VICE PRESIDENT

POD: 20240228  
FS8090112IM - SOT - WA



STATE OF **IDAHO** COUNTY OF **BONNEVILLE** ) ss.

On **MARCH 11, 2024**, before me, **ASHLEY RYDALCH**, personally appeared **TRACY ALBERTSON** known to me to be the **VICE PRESIDENT** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS **DESIGNATED NOMINEE FOR AMERICAN FINANCING 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.

*Ashley Rydalch*

**ASHLEY RYDALCH (COMMISSION EXP. 03/29/2025)**  
NOTARY PUBLIC

