



200207260040

Skagit County Auditor

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## RETURN TO &amp; PREPARED BY:

S. A. Wileman  
Orion Financial Group, Inc.  
2860 Exchange Blvd. # 100  
Southlake, TX 76092

## SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

WHEREAS, MARK T WALTENBAUGH SR., AND KATHI K WALTENBAUGH, was the original Trustor, FIRST AMERICAN TITLE CO., A Corporation, was the original Trustee, and FIRST UNION NATIONAL BANK OF DELAWARE, was the original Beneficiary, under that certain Deed of Trust dated 12/27/00, and recorded on January 2, 2001, as File # 200101020016 of the Official Records of Skagit County, Washington, and WHEREAS, the undersigned FIRST UNION NATIONAL BANK OF DELAWARE is the present Beneficiary under said Deed of Trust, and WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in the place and stead of FIRST AMERICAN TITLE CO., A Corporation, the original Trustee thereunder, NOW, THEREFORE, the undersigned hereby substitutes Daniel W. Howard, as Trustee under said Deed of Trust, and As substitute Trustee, DOES HEREBY RECONVEY to the person or persons legally entitled thereto, without warranty, all the estate, title, and interest acquired by Trustee under said Deed of Trust. The land referred to in said Deed of Trust is situated in the State of Washington, County of Skagit, and is described as follows: Property Address: 1221 SOUTH WALNUT, BURLINGTON, WA 98233

FIRST UNION NATIONAL BANK OF DELAWARE  
Its Attorney in fact Orion Financial Group Inc.

Date: July 15, 2002

Substitute Trustee, Daniel W. Howard WSB# 30438

By:

A. Whitlock, Assistant Vice President

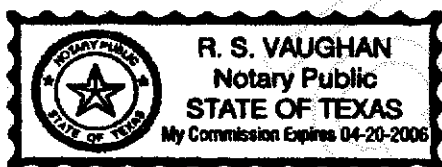


WALTENBAUGH KEY DKM \*01077792\*

State of Texas  
County of Tarrant

On 7/12/02 before me, a Notary Public, in and for said county and state, personally appeared A. Whitlock, Assistant Vice President, Orion Financial Group Inc. Its Attorney in fact for FIRST UNION NATIONAL BANK OF DELAWARE, (known to me) (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument on behalf of the corporation therein named, and he/she acknowledged to me that such corporation executed the same, and that he/she subscribed the name of said corporation thereto on its behalf.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

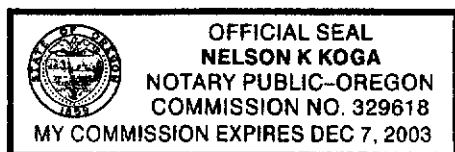


R. S. Vaughan  
Notary Public, R. S. Vaughan  
My Commission Expires: 04/20/2006

State of Oregon  
County of Multnomah

On July 15, 2002, before me, a Notary Public, in and for said county and state, personally appeared Daniel W. Howard, Substitute Trustee for FIRST AMERICAN TITLE CO., (known to me) (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument on behalf of the corporation therein named, and he/she acknowledged to me that such corporation executed the same, and that he/she subscribed the name of said corporation thereto on its behalf.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Nelson K Koga  
Notary Public, ~~Jeremy Markiewicz~~ Nelson K Koga  
My Commission Expires: ~~August 2, 2005~~  
12/07/03



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WA Skagit

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KEY/RELEASES/KBU