

Return to:  
Nationwide Title Clearing  
2100 Alt 19 North  
Palm Harbor, FL 34683



200404120094  
Skagit County Auditor

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Loan# 1967142612

**SUBSTITUTION OF TRUSTEE/DEED OF RECONVEYANCE**

WHEREAS, WILLIAM E MAUNTEL JR AND CAROL R MAUNTEL  
Trustor, **ISLAND TITLE COMPANY**  
original Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**  
original Beneficiary under that certain Deed of Trust dated 05/20/03 in SKAGIT  
County, Washington, under Doc No: 200305270269 or Book page  
WHEREAS, the undersigned Beneficiary 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**, a Washington State corp., as Trustee under said Deed of Trust.

Dated: 04/03/04

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE  
FOR FLAGSTAR BANK, FSB**

BY: Elsa McKinnon Vice President

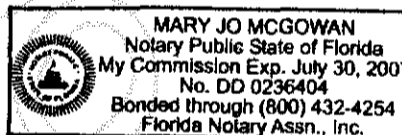
STATE OF FLORIDA COUNTY OF PINELLAS

Before me, a Notary Public, in and for said State and County aforesaid, personally appeared  
Elsa McKinnon with whom I am personally acquainted, and who, upon oath, acknowledged  
him/herself to be the Vice President

of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE  
FOR FLAGSTAR BANK, FSB**

the within bargainer, and that he/she, as such corporate officer, being authorized to do so, executed the within  
instrument for the purposes therein contained by signing the name of the corporation thereto as such  
Vice President WITNESS my hand and official seal at office in said county  
this 3rd day of April, 2004

Mary Jo McGowan  
Notary Public/Commission expires 07/30/2007



**NATIONWIDE TITLE CLEARING**, as successor Trustee under said Deed of Trust and as successor Trustee,  
having received from the Beneficiary under said Deed of Trust a written request to reconvey, reciting that the  
obligation(s) secured by the Deed of Trust have been fully satisfied, does hereby grant, bargain, sell and  
reconvey, unto the parties entitled thereto all right, title and interest which was heretofore acquired by said  
Trustee under said Deed of Trust.

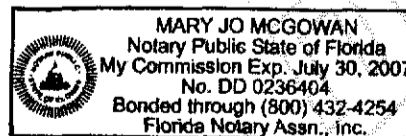
Dated: 04/03/04

**NATIONWIDE TITLE CLEARING** BY: Steve Rogers, Vice President

STATE OF FLORIDA COUNTY OF PINELLAS

On 04/03/04 before me, THE UNDERSIGNED, Notary Public, personally appeared Steve Rogers, personally  
known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed  
to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that  
by his signature on the instrument the person, or entity upon behalf of which the person acted, executed the  
same. WITNESS MY hand and official seal.

Notary Public



CHAS5 mp 63704 AZ X