



200411220164
Skagit County Auditor

11/22/2004 Page 1 of 1 11:42AM

When Recorded Mail To:
Fidelity National LPS
PO Box 19523,
Irvine, CA 92623-9523

APPOINTMENT OF SUCCESSOR TRUSTEE

Loan #: 0011105137 LPS #: 2700848 Bin #: 110104-3

KNOW ALL MEN BY THESE PRESENTS, that...
ROBERT SELIGMAN AND ROXY SELIGMAN, HUSBAND AND WIFE is the grantor, and
FIRST AMERICAN TITLE INSURANCE CO. is the Trustee, and MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC (MERS) AS NOMINEE FOR BNC MORTGAGE, INC. is the
original beneficiary under that certain trust deed dated 4/23/2003, and
recorded on 5/6/2003 as Instrument # 200305060145 in Book - on Page -
(If Re-Recorded on as # - in Bk - on Pg -), in Official Records of SKAGIT
County, WA.

The undersigned, who is the present beneficiary under said trust deed
desires to appoint a new trustee in the place and stead of the original
trustee named above;

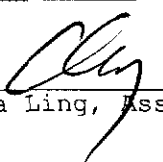
NOW THEREFORE, in view of the premises, the undersigned hereby appoints
FIDELITY NATIONAL TITLE INSURANCE COMPANY, whose address is 15661 REDHILL
AVE., SUITE 200, TUSTIN, CA 92780, as successor trustee under said trust
deed, to have all the powers of said original trustee, effective immediately.

In constructing this instrument, and whenever the context so requires,
the singular includes the plural.

IN WITNESS WHEREOF, the undersigned beneficiary has executed this
document. If the undersigned is a corporation, it has caused its name to be
signed by an officer or other person duly authorized to do so by its board of
directors.

Mortgage Electronic Registration Systems, Inc., its successors and assigns

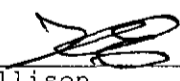
On November 02, 2004

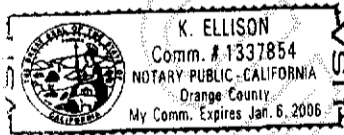
BY 
Christina Ling, Asst. Secretary, for above Beneficiary

STATE OF CA
COUNTY OF Orange

On November 02, 2004 before me, K. Ellison, a Notary Public in and for Orange
County in the State of CA, personally appeared Christina Ling, Asst.
Secretary, personally known to me to be the person whose name is subscribed
to the within instrument and acknowledged to me that he/she executed the same
in his/her authorized capacity, and that by his/her signature on the
instrument the person, or the entity upon behalf of which the person acted,
executed the instrument.

WITNESS MY hand and official seal.


K. Ellison
Notary Public
Commission Expires: 1/6/2006



FNLPS, 15661 Redhill Ave, Suite 200, Tustin, CA 92780
(MIN#: 100122200000381993) 321 2501
11/5/2004

12/5/2004
B

Option One Mortgage Corporation (OMC)

WA_072_2700848_0011105137_GRP3