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Nationwide Title Clearing
2100 Alt. 19 North
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200501110020
Skagit County Auditor
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Loan#: 1929733738 **SUBSTITUTION OF TRUSTEE/DEED OF RECONVEYANCE**

WHEREAS, DOUGLAS PELL AND APRIL PELL was the original Trustor, **ISLAND TITLE** was the original Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC) ACTING SOLELY AS A NOMINEE FOR WACHOVIA MORTGAGE CORPORATION** was the original Beneficiary under that certain Deed of Trust dated 02/20/2002 in SKAGIT County, Washington, under Doc No: 200202210091 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: 12/20/2004
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR WACHOVIA MORTGAGE CORPORATION

BY:_____
CHRIS JONES VICE PRESIDENT

STATE OF FLORIDA COUNTY OF PINELLAS
Before me, a Notary Public, in and for said State and County aforesaid, personally appeared CHRIS JONES 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 WACHOVIA MORTGAGE CORPORATION the within bargainor, 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 20TH DAY OF DECEMBER IN THE YEAR 2004

_____
MARY JO MCGOWAN
Notary Public/Commission expires 07/30/2007

MARY JO MCGOWAN
Notary Public State of Florida
My Commission Exp. July 30, 2007
No. DD 0236404
Bonded through (800) 432-4254
Florida Notary Assn., Inc.

WHEREAS, DOUGLAS PELL AND APRIL PELL was the original Trustor, **ISLAND TITLE** was the original Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC) ACTING SOLELY AS A NOMINEE FOR WACHOVIA MORTGAGE CORPORATION** was the original Beneficiary under that certain Deed of Trust dated 02/20/2002 in SKAGIT County, Washington, under Doc No: 200202210091 or Book page .

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: 12/20/2004
NATIONWIDE TITLE CLEARING BY:_____, SUSAN STRAATMANN, Vice President

STATE OF FLORIDA COUNTY OF PINELLAS
On 12/20/2004 before me, THE UNDERSIGNED, Notary Public, personally appeared SUSAN STRAATMANN 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

MARY JO MCGOWAN
Notary Public State of Florida
My Commission Exp. July 30, 2007
No. DD 0236404
Bonded through (800) 432-4254
Florida Notary Assn., Inc.

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