



200502280082
Skagit County Auditor

2/28/2005 Page 1 of 1 10:18AM

When Recorded Mail To:
Financial Dimensions, Inc.
1400 Lebanon Church Road
Pittsburgh, PA 15236

241458



Prepared by: LALITA P. ANJALEKAR
Ocwen Federal Bank FSB
1665 Palm Beach Lakes Blvd.
The Forum, Suite 105
West Palm Beach, Florida 33401

WASHINGTON

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

Loan #: 31758113 0209 S

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR BNC MORTGAGE, INC., the undersigned beneficiary, of the Deed of Trust described below, hereby appoints Scott W. Anderson, whose address is 1675 Palm Beach Lakes Blvd., The Forum, West Palm Beach, FL 33401, as successor Trustee thereunder.

Dated JUNE 17, 2002, executed by WILLIAM L. SELLS JR. AND TEDDY S. SELLS to FIRST AMERICAN TITLE INSURANCE as Trustee(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR BNC MORTGAGE, INC. as Beneficiary, and filed of record on 6-24-2002 at Book: _____, Page: _____, Instrument/Entry/Document

Number: 6240107 200206240103

Property Address: 16460 COUNTRY CLUB DRIVE, BURLINGTON, WA

PREMISES DESCRIBED AS: [APN # 3888-000-001-0008 P64580] in SKAGIT County, WA and more completely described as:

LEGAL DESCRIPTION:

Lot 11, "COUNTRY CLUB ADDITION NO. 3", as per plat recorded in Volume 8 of Plats, page 82, records of Skagit County, Washington.

NOW THEREFORE, Scott W. Anderson, who is the Substitute Trustee of the above described instrument, in consideration of full payment and satisfaction of the debt secured thereunder, **HEREBY RECONVEYS**, releases, and discharges, without warranty, to the person or persons legally entitled thereto, the estate, title and interest now held by it, and authorizes and **instructs the clerk or recorder to enter satisfaction of and cancel of record the deed of trust.**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR BNC MORTGAGE, INC.

By: _____

Name: Paul Neff

Title: Vice President

State of Florida, County of Palm Beach)

On DECEMBER 30, 2004, before me, the undersigned Notary Public, personally appeared, Paul Neff, Vice President of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR BNC MORTGAGE, INC.**, and Scott W. Anderson, the Substitute Trustee and both being personally known to me to be the person(s) whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their respective authorized capacities as Vice President and Substitute Trustee, and that by their signatures on the instrument, the entity upon behalf of which the persons acted, executed the instrument.

Notary _____

SUBSTITUTE TRUSTEE

Name: Scott W. Anderson

Title: Substitute Trustee

NOTARY STAMP



Johnna Miller
My Commission DD273765
Expires December 09, 2007