When Recorded Return To:

Michele Klein
Aurora Loan Services Inc.
P.O. Box 1706
Scottsbluff, NE 69363-1706

200503150060
Skagit County Auditor
3/15/2005 Page 1 of 1 9:41AM

APPOINTMENT OF SUCCESSOR TRUSTEE

AURORA LOAN SERVICES INC. #:0018782003 "NELSON" Lender ID:B64/106/0018782003 Skagit, Washington
MERS #: 100039241000017486 VRU #: 1-888-679-6377

WHEREAS , the undersigned is the present Beneficiary under the Deed of Trust Described as follows:

Original Trustor : JAMES B NELSON AND CORINNE L NELSON, HUSBAND AND WIFE
Original Beneficiary : MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRST MAGNUS FINANCIAL CORPORATION, AN ARIZONA CORPORATION
Dated: 11/11/2004 Recorded: 11/29/2004 in Book/Reel/Liber: N/A Page/Folio: N/A as Instrument No.: 200411290131 In the County of Skagit State of Washington

Property Address : 2510 WASHINGTON BLVD, ANACORTES, WA 98221

AND WHEREAS, the undersigned, who is the present Beneficiary under said Deed of Trust, desires to appoint a successor Trustee under said Deed of Trust in the place and stead of present Trustee thereunder;

Now therefore , the undersigned hereby appoints FIDELITY NATIONAL TITLE INSURANCE COMPANY whose address is 15661 RED HILL AVE, SUITE 200, TUSTIN, CA 92780 as Successor Trustee under said Deed of Trust, to have all the powers of said original Trustee, effective immediately.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRST MAGNUS FINANCIAL CORPORATION, AN ARIZONA CORPORATION IT'S SUCCESSORS AND ASSIGNS
On February 24th, 2005

By: _____
YVONNE STICH, Vice President

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. CORPORATE SEAL 1995 DELAWARE

STATE OF Nebraska
COUNTY OF Scotts Bluff

ON February 24th, 2005, before me, IRENE GUERRERO, a Notary Public in and for the County of Scotts Bluff County, State of Nebraska, personally appeared YVONNE STICH, Vice President, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,

IRENE GUERRERO
Notary Expires: 09/14/2005

GENERAL NOTARY - State of Nebraska
IRENE GUERRERO
My Comm. Exp. Sept. 14, 2005

(This area for notarial seal)

UNOFFICIAL DOCUMENT

*DJK*DJKALSI*02/24/2005 01:21:06 PM* ALSI01ALSI0000000000000000114994* WASKAGI* 0018782003 WASTATE_TRUST_SUB **KFOALSI*