

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



200504010031
Skagit County Auditor

4/1/2005 Page 1 of 1 9:25AM

Loan#: 1694135873


SUBSTITUTION OF TRUSTEE/DEED OF RECONVEYANCE

WHEREAS, KEITH C. RITTEL AND DEBBY-JOY RITTEL was the original Trustor, JOAN H. ANDERSON, EVP ON BEHALF OF FLAGSTAR BANK, FSB. was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC AS A NOMINEE FOR AMERICA WIDE FUNDING INC. was the original Beneficiary under that certain Deed of Trust dated 07/25/2003 in SKAGIT County, Washington, under Doc No: 200307290086 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, INC., a Washington State corp., as Trustee under said Deed of Trust.

Dated: 03/21/2005

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

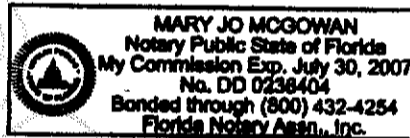
BY: 

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. 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 21ST-DAY OF MARCH IN THE YEAR 2005-

MARY JO MCGOWAN (#DD0236404)
Notary Public/Commission expires 07/30/2007



WHEREAS, KEITH C. RITTEL AND DEBBY-JOY RITTEL was the original Trustor, JOAN H. ANDERSON, EVP ON BEHALF OF FLAGSTAR BANK, FSB. was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC AS A NOMINEE FOR AMERICA WIDE FUNDING INC. was the original Beneficiary under that certain Deed of Trust dated 07/25/2003 in SKAGIT County, Washington, under Doc No: 200307290086 or Book page .

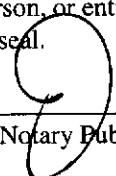
NATIONWIDE TITLE CLEARING, INC., as successor Trustee under said Deed of Trust and as successor Trustee, having received from the Beneficiary under said Deed of Trust a written request to reconvey, reciting that the obligation(s) secured by the Deed of Trust have been fully satisfied, does hereby grant, 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.

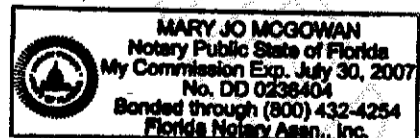
Dated: 03/21/2005

NATIONWIDE TITLE CLEARING, INC. BY:  BRYAN BLY, Vice President

STATE OF FLORIDA COUNTY OF PINELLAS

On 03/21/2005 before me, THE UNDERSIGNED, Notary Public, personally appeared BRYAN BLY 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



CHAS6 3421150 CJ345030 100052599954857799 MERS PHONE

1-888-679-MERS RCNWA1