



200601230133

Skagit County Auditor

1/23/2006 Page

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1 11:01AM

Prepared By:  
**Ronald E Meharg, 888-362-9638**  
When Recorded Return To:  
**DOCX LLC**  
**1111 Alderman Drive**  
**Ste #350**  
**Alpharetta, GA 30005**  
Property Address:  
**12994 SUNSET LN.**  
**ANACORTES, WA 98221**

This Space for Recorder's Use Only

WASpecSTDOR-eR1 01/11/2006

USA

000

83093930



\*USA-000-83093930\*

CRef#:02/18/2006 PRef#:R060 BRef#:USA-000-44726

RC:T.D ROSC:WA-3629 SC:WA.SKAGIT

Recording Requested By: USAA

**SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE**

**WHEREAS**, that certain Deed of Trust described below provides that the holder of the Note secured by said Deed of Trust may appoint a successor Trustee to any Trustee thereunder appointed; and

**WHEREAS**, the indebtedness secured by said Deed of Trust having been fully paid and satisfied:

**NOW THEREFORE**, **USAA FEDERAL SAVINGS BANK** whose address is **10750 McDermott Freeway, San Antonio, TX 78288**, being the present legal owner and holder of the indebtedness secured by said Deed of Trust, does hereby substitute and appoint, **Fidelity National Title Insurance Company** whose address is **1111 Alderman Drive, Ste. #350, Attn: Release Dept., Alpharetta, GA, 30005**, as successor Trustee, and the Trustee does hereby reconvey, without warranty, to the person or persons entitled thereto, all the estate, title, and interest held by it, as Trustee, under said Deed of Trust, to the property described therein.

Original Borrower(s): **ROBERT C. WOOLLEY, INDIVIDUALLY AND AS TRUSTEE OF THE ROBERT C. WOOLLEY LIVING TRUST DATE DECEMBER 27, 2001**

Original Trustee: **SOCIUS LAW GROUP, P.L.L.C.**

Original Beneficiary: **USAA FEDERAL SAVINGS BANK (USAA F.S.B.)**

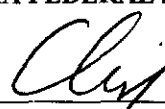
Loan Amount: **\$125,000.00** Date of Deed of Trust: **7/9/2005**

Recording Date: **8/1/2005** Liber/Book #: **N/A** Folio/Page #: **N/A** Document/Instrument #: **200508010140**

Comments:

and recorded in official records of **SKAGIT** County, State of **Washington** affecting Real Property and more particularly described on said Deed of Trust referred to herein.

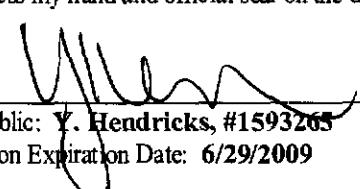
**IN WITNESS WHEREOF**, the undersigned has caused these presents to be executed on this date of **01/11/2006**.  
**USAA FEDERAL SAVINGS BANK** **Fidelity National Title Insurance Company**

  
\_\_\_\_\_  
**Christina Ling**  
**Authorized Signer**  
State of **CA**  
City/County of **Orange**

  
\_\_\_\_\_  
**Michelle Barney**  
**Vice President**

On this date of **01/11/2006**, before me, the undersigned authority, a Notary Public duly commissioned, qualified and acting within and for the aforementioned State and City/County, personally appeared the within named **Christina Ling** and **Michelle Barney**, known to me (or identified to me on the basis of satisfactory evidence) that they are the **Authorized Signer** and **Vice President** of **USAA FEDERAL SAVINGS BANK** and **Fidelity National Title Insurance Company** respectively, and were duly authorized in their respective capacities to execute the foregoing instrument(s) for and in the name and in behalf of said corporations and that said corporations executed the same, and further stated and acknowledged that they had so signed, executed and delivered said instrument(s) for the consideration, uses and purposes therein mentioned and set forth.

Witness my hand and official seal on the date hereinabove set forth.

  
\_\_\_\_\_  
Notary Public: **Y. Hendricks, #1593265**  
Commission Expiration Date: **6/29/2009**

