



200602060044  
Skagit County Auditor

2/6/2006 Page 1 of 2 9:23AM

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

Prepared by: SANDEEP HALKARA  
Ocwen Loan Servicing, LLC  
1661 Worthington Road Suite 100  
West Palm Beach, Florida 33409

**WASHINGTON  
SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE**

Loan #: 40348906 0202 S  
Investor # 2364

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR FINANCE AMERICA, LLC.**, the undersigned beneficiary, of the Deed of Trust described below, hereby appoints Scott W. Anderson, whose address is 1661 Worthington Road, Suite 100, West Palm Beach, Florida 33409, as successor Trustee thereunder.

Dated JUNE 11, 2004, executed by DIRK H. VAN DER SAR AND MONICA VAN DER SAR to DCBL, INC. as Trustee(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR FINANCE AMERICA, LLC. as Beneficiary, in the amount of \$ 25,441.00 , and filed of record on 6-15-04 at Book: \_\_\_\_\_ Page: \_\_\_\_\_

Instrument/Entry/Document Number: 200406150184

Property Address: 1417 DOUGLAS ST., MOUNT VERNON, WA.

PREMISES DESCRIBED AS: [APN: P29116/P28971 ] in SKAGIT County, WA and more completely described as: **ABBREVIATED LEGAL DESCRIPTION : THAT PORTION OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ , SECTION 30....., FOR A COMPLETE LEGAL DESCRIPTION OF PROPERTY, SEE "EXHIBIT A" ATTACHED HERETO AND MADE A PART THEREOF.**

**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 FINANCE AMERICA, LLC.**

**SUBSTITUTE TRUSTEE**

By: \_\_\_\_\_  
Name: Paul Neff  
Title: Vice President  
State of Florida , County of Palm Beach)

Name: Scott W. Anderson  
Title: Substitute Trustee

On DECEMBER 15, 2005, before me, the undersigned Notary Public, personally appeared, Paul Neff, Vice President of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR FINANCE AMERICA, LLC.** , 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 \_\_\_\_\_

NOTARY STAMP

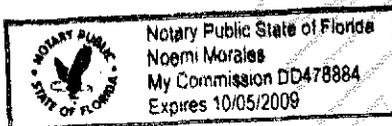


EXHIBIT A

THE LAND REFERRED TO IN THIS REPORT/POLICY IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, AND IS DESCRIBED AS FOLLOWS:

PARCEL "A"

THAT PORTION OF THE NORTHWEST ¼ OF THE NORTHEAST ¼, SECTION 30, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF DOUGLAS STREET AS ESTABLISHED IN THE CITY OF MOUNT VERNON, 240 FEET SOUTH OF ITS INTERSECTION WITH THE SOUTH LINE OF HAZEL STREET; THENCE SOUTH ALONG DOUGLAS STREET 60 FEET; THENCE WEST 108 FEET; THENCE NORTH 60 FEET; THENCE EAST 108 FEET TO THE POINT OF BEGINNING.

(BEING ALSO KNOWN AS LOTS 11 AND 12 IN VACATED BLOCK 23 OF "PLAT OF THE SOUTHERN ADDITION TO MOUNT VERNON", TOGETHER WITH EAST ½ OF VACATED ALLEY ADJACENT THERETO.)

PARCEL B:

THAT PORTION OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF VACATED BLOCK 23, "PLAT OF THE SOUTHERN ADDITION TO MOUNT VERNON", ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 110, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID POINT OF BEGINNING BEING ON THE WEST LINE DOUGLAS STREET, AS ESTABLISHED IN THE CITY OF MOUNT VERNON; THENCE WEST 108 FEET; THENCE SOUTH 20 FEET; THENCE EAST 108 FEET; THENCE NORTH 20 FEET TO THE POINT OF BEGINNING.



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