

200603060114  
Skagit County Auditor  
3/6/2006 Page 1 of 1 10:39AM

Document Prepared By:  
**Ronald E Meharg, 888-362-9638**  
When Recorded Return To:  
**DOCX LLC**  
**1111 Alderman Drive**  
**Ste #350**  
**Alpharetta, GA 30005**  
Property Address:  
**14639 E. EDISON RD.**  
**BOW, WA 98232**

This Space for Recorder's Use Only

USA	000	81049348
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CRef#:04/09/2006-PRef#:R060-POF

Date:02/08/2006-Print Batch ID:873

Recording Requested By:

**USAA, a Federal Savings Bank**

#### SUBSTITUTION OF TRUSTEE

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;

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.

**USAA FEDERAL SAVINGS BANK**, hereby acknowledges that the Promissory Note and all other indebtedness secured by the Deed of Trust have been fully satisfied and that the successor trustee mentioned herein is hereby requested to reconvey said Deed of Trust.

Original Borrower(s): **JEFF T. DURKIN, JOINING HEREIN AS BORROWER, NOT AS OWNER AND SOLELY FOR THE PURPOSE OF SECURING HIS INTEREST, IF ANY, IN THE PROPERTY AND KIMBERLY K. WEDUL, HUSBAND AND WIFE**

Original Trustee: **BETTS, PATTERSON AND MINES, P.S.**

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

Date of Deed of Trust: **03/28/2002**

Loan Amount: **\$29,000.00**

Recording Date: **04/09/2002** Book: **N/A** Page: **N/A** Document #: **200204090145**

and recorded in the official records of the **County of Skagit, State of Washington** affecting Real Property and more particularly described on said Mortgage referred to herein.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed on this date of **02/17/2006**.

**USAA FEDERAL SAVINGS BANK**

**Christina Ling**  
Authorized Signer

State of **CA**  
County of **Orange**

On this date of **02/17/2006**, before me, the undersigned authority, a Notary Public duly commissioned, qualified and acting within and for the aforementioned State and County, personally appeared the within named **Christina Ling**, known to me (or identified to me on the basis of satisfactory evidence) that he or she is the **Authorized Signer** of **USAA FEDERAL SAVINGS BANK** and was duly authorized in his or her respective capacity to execute the foregoing instrument for and in the name and in behalf of said corporation and that said corporation executed the same, and further stated and acknowledged that they had so signed, executed and delivered said instrument 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**  
My Commission Expires: **06/29/2009**

