



200603060150
Skagit County Auditor

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SM/Attn. Sherry Doza
P.O. Box 540817
Houston, Texas 77254-0817

Washington
County of Skagit

ID: 1

Loan #: 9023109382

Index:

Job #: 138_2301

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

WHEREAS, the undersigned is the holder of the note and the present Beneficiary under the Deed of Trust described as follows:

Original Trustor: ROBERT C WOOLLEY
Original Beneficiary: DOWNEY SAVINGS AND LOAN ASSOCIATION, F.A.
Original Trustee: ISLAND TITLE
Original Loan Amt: \$300,000.00
Property Address: 12994 SUNSET LANE, ANACORTES, WA 98221
Date of DOT: 1/19/2000
Auditor File No.: 200001280001

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 STEWART TITLE GUARANTY COMPANY , whose address is 1980 Post Oak, Suite 300, Houston, Tx 77056 , as Successor Trustee under said Deed of Trust, to have all the powers of said original Trustee, effective immediately.

STEWART TITLE GUARANTY COMPANY HEREBY ACCEPTS THE APPOINTMENT AS TRUSTEE, under the above Deed of Trust and as successor trustee and pursuant to the request of the said owner and holder and in accordance with the provisions of said Deed of Trust. DOES HEREBY RECONVEY WITHOUT WARRANTY to the person or persons legally entitled thereto, all the estate now held by it under the terms of said Deed of Trust.

In witness whereof the parties hereto have caused this instrument to be duly executed this 19th day of January 2006 A.D. .

STEWART TITLE GUARANTY COMPANY

DOWNEY SAVINGS AND LOAN
ASSOCIATION, F.A.


By: MATTHEW J. KILBOY
Title: ASSISTANT VICE PRESIDENT


By: JOHN AMADOR
Title: ASSISTANT VICE PRESIDENT



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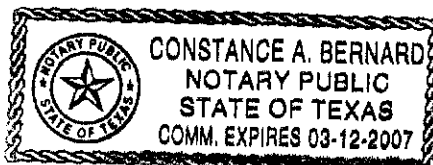
STATE OF TEXAS
COUNTY OF HARRIS

On this 01/24/2006, before me, a Notary Public, appeared MATTHEW J. KILBOY to me personally known, who being by me duly sworn, did say that (s)he is the ASSISTANT VICE PRESIDENT of STEWART TITLE GUARANTY COMPANY, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and said MATTHEW J. KILBOY acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

By:

Constance A. Bernard



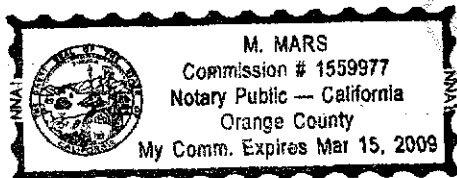
STATE OF CALIFORNIA
COUNTY OF ORANGE

On 01-23-2006, before me, M. Mars, a Notary Public, personally appeared JOHN AMADOR 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 the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

M. Mars

By: Commission # 1559977
Notary Public - California
Orange County
My Commission Expires Mar 15, 2009



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