



200603270105
Skagit County Auditor

3/27/2006 Page 1 of 2 10:19AM

Document Prepared By:
Ronald E Meharg, 888-362-9638
When Recorded Return To:
DOCX
1111 Alderman Drive
Suite 350
Alpharetta, GA 30005
Property Address:
2325 E FIR STREET
MOUNT VERNON, WA 98273

This Space for Recorder's Use Only

WELL	685	5334492
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* W E L L S 6 8 5 5 3 3 4 4 9 2 *

CRef#:03/31/2006-PRef#:R055-POF

Date:03/01/2006-Print Batch ID:1403

Recording Requested By:

Wells Fargo Bank, N.A.

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, Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc. successor by merger to Norwest Mortgage, Inc., whose address is 2701 WELLS FARGO WAY, X9901-026, MINNEAPOLIS, MN 55467, being the present legal owner and holder of the indebtedness secured by said Deed of Trust, does hereby substitute and appoint, Wells Fargo Financial National Bank, a National Banking Association 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): **JUAN C. MORENO AND MARIA A. MORENO, HUSBAND AND WIFE**

Original Trustee: **LAND TITLE COMPANY OF SKAGIT COUNTY**

Original Beneficiary: **LYNNWOOD MORTGAGE CORPORATION, A WASHINGTON CORPORATION**

Date of Deed of Trust: **12/01/1997**

Loan Amount: **\$111,503.00**

Recording Date: **12/03/1997** Book: **N/A** Page: **N/A** Document #: **9712030047**

and recorded in the official records of the **County of Skagit**, 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 **03/20/2006**.

Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc. successor by merger to Norwest Mortgage, Inc.

Wells Fargo Financial National Bank, a National Banking Association

Linda Green
Vice Pres. Loan Documentation

Mary Kelly
Title Officer

State of GA
County of Fulton

On this date of 03/20/2006, 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 **Mary Kelly** and **Linda Green**, known to me (or identified to me on the basis of satisfactory evidence) that they are the **Title Officer and Vice Pres. Loan Documentation of Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc. successor by merger to Norwest Mortgage, Inc. and Wells Fargo Financial National Bank, a National Banking Association** 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 corporation and that said corporation 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.

Barbara L Warnick

Notary Public:



BARBARA L. WARNICK
Notary Public - Georgia
Fulton County
My Comm. Expires March 01, 2010



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