

When recorded return to:
FINANCIAL DIMENSIONS, INC.
1400 LEBANON CHURCH ROAD
PITTSBURGH, PA 15236



200605300191
Skagit County Auditor

5/30/2006 Page 1 of 1 2:10PM

WASHINGTON
SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

Loan #: 406044596 (20431)
MIN: 100176104060445968

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR HOME FUNDS DIRECT, the undersigned beneficiary, of the Deed of Trust described below, hereby appoints **Financial Dimensions, Inc.**, whose address is **1400 LEBANON CHURCH ROAD, PITTSBURGH, PA 15236**, as successor Trustee thereunder

ORIGINAL MORTGAGOR: **RIGGAN, JIMMIE, RIGGAN, BRENDA**
ORIGINAL BENEFICIARY: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR HOME FUNDS DIRECT**
ORIGINAL TRUSTEE: **ISLAND TITLE**
AMOUNT: **\$175,500.00**
DATED: **06/17/2004**
RECORDED DATE: **06/22/2004**
BOOK: - PAGE: -
DOC/INSTRUMENT: **200406220079**
PROPERTY ADDRESS: **17697 GREEN ACRES ROAD, MOUNT VERNON, WA 98273**
COUNTY: **SKAGIT**
APN #: **3921-000-005-0013**
LEGAL: **TRACT 5, GREEN ACRES ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 51, RECORDS OF SKAGIT COUNTY, WASHINGTON.**

NOW THEREFORE, Financial Dimensions, Inc., 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 the deed of trust or mortgage and authorizes and instructs the clerk or recorder to enter satisfaction of and cancel of record the deed of trust or mortgage.

IN WITNESS WHEREOF, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR HOME FUNDS DIRECT** by its duly authorized Officers has hereunto set its hand
May 25, 2006

FINANCIAL DIMENSIONS, INC.
SUBSTITUTE TRUSTEE

Name: **JOHN LITTELL**
Title: **Assistant Vice President**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
ACTING SOLELY AS NOMINEE FOR HOME FUNDS DIRECT

Name: **KELLY M. COLLINS**
Title: **ASSISTANT VICE PRESIDENT**



STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

Before me, a Notary Public in and for said county and state, personally appeared the above named **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR HOME FUNDS DIRECT** by **KELLY M. COLLINS** its **ASSISTANT VICE PRESIDENT** and **JOHN LITTELL** by **FINANCIAL DIMENSIONS, INC.**, who executed the foregoing instrument and acknowledged that the signing thereof was by authority of its Board of Directors and that the same was the voluntary act and deed, for the uses and purposes therein mentioned of officers.

In testimony whereof I have hereunto subscribed my name and affixed my seal **May 25, 2006**

Notary Commission Expires: **08/29/2009**

By: **Kelly J. Fonner**
Notary Public
KELLY J. FONNER

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kelly J. Fonner, Notary Public
West Mifflin Boro, Allegheny County
My Commission Expires Aug. 29, 2009

Member, Pennsylvania Association of Notaries