



200608280094
Skagit County Auditor

8/28/2006 Page 1 of 2 10:01AM

Document Prepared By:
Ronald E Meharg, 888-362-9638
When Recorded Return To:
DOCX LLC
1111 Alderman Drive
Suite 350
Alpharetta, GA 30005
Property Address:
301 SHADOW LN
SEDRO WOOLLEY, WA 98284

Space Above for Recorder's Use Only

NV	000	0001353309
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NV0000001353309

MIN #: 100080190034074476

MERS Telephone #:

888/679-6377 CRef#:08/19/2006- PRef#:R052-P

OF Date:06/20/2006-Print Batch ID:6463

Recording Requested By:

NovaStar Mortgage, Inc.

WAsdor-eR2.0 06/26/2006 Copyright (c) 2006 by DOCX LLC

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, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** ("MERS"), AS NOMINEE FOR **NOVASTAR MORTGAGE, INC.**, whose address is **G4318 Miller Rd, Flint, MI 48507**, 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, 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): **OLIVIA ORESTAD, A SINGLE WOMAN, AS HER SEPARATE PROPERTY**

Original Trustee: **NATIONS LENDING SERVICES**

Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**

Date of Deed of Trust: **09/03/2004**

Loan Amount: **\$122,500.00**

Recording Date: **09/14/2004** Book: **N/A** Page: **N/A** Document #: **200409140157**

Misc. Comments: **ORIGINAL LENDER: NOVASTAR MORTGAGE, INC.**

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 **08/10/2006**.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
("MERS"), AS NOMINEE FOR
NOVASTAR MORTGAGE, INC.

Fidelity National Title Insurance Company

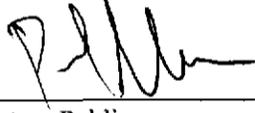
PAT KINGSTON
VICE PRESIDENT

Jessica N. Ohde
Asst. Vice Pres., Loan Documentation

State of **GA**
County of **Fulton**

On this date of **08/10/2006**, 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 **Jessica N. Ohde** and **PAT KINGSTON**, known to me (or identified to me on the basis of satisfactory evidence) that they are the **Asst. Vice Pres., Loan Documentation** and **VICE PRESIDENT** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, **AS NOMINEE FOR NOVASTAR MORTGAGE, INC.** and **Fidelity National Title Insurance Company** 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.



Notary Public:



PAUL MANN
Notary Public - Georgia
Fulton County
My Comm. Expires May 25, 2010



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