

When recorded return to:
AXIOM FINANCIAL SERVICES
1400 LEBANON CHURCH ROAD
PITTSBURGH, PA 15236


200609210088
Skagit County Auditor
9/21/2006 Page 1 of 2 11:46AM

WASHINGTON
SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

Loan #: 402114411 (25311)
MIN: 100176104021144114

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

ORIGINAL MORTGAGOR: **SPRINGER, MICHAEL J, SPRINGER, TERRY P**
ORIGINAL BENEFICIARY: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR ACCREDITED HOME LENDERS, INC.**
ORIGINAL TRUSTEE: **WASHINGTON HOME LOANS**
AMOUNT: **\$188,000.00**
DATED: **02/17/2004**
RECORDED DATE: **02/24/2004**
BOOK: - PAGE: -
DOC/INSTRUMENT: **200402240033**
PROPERTY ADDRESS: **2578 EAST BLACKBURN ROAD, MOUNT VERNON, WA 98274**
COUNTY: **SKAGIT**
APN #: **340428-0-004-0000**
LEGAL:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLIAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION THENCE SOUTH ALONG THE EAST LINE THEREOF, A DISTANCE OF 190 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN SURVEY RECORDED OCTOBER 7, 1981, UNDER AUDITOR'S FILE NO. 8110070010, IN VOLUME 3 OF SURVEYS, PAGE 142, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION THENCE CONTINUE SOUTH ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 167 FEET THENCE WEST PARALLEL WITH THE SOUTH LINE OF THE SURVEY, A DISTANCE OF 200 FEET THENCE NORTH 89 DEGREES 07' EAST ALONG THE SOUTH LINE OF SAID SURVEY, A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING. SITUATED IN SKAGIT COUNTY, WASHINGTON.

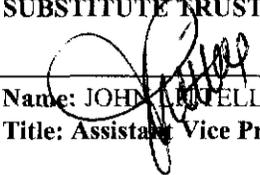
NOW THEREFORE, AXIOM FINANCIAL SERVICES, who is the substitute Trustee of the above described instrument, in consideration of full payment and satisfaction of the debt secured thereunder, hereby reconveys, releases, and discharges the deed of trust or mortgage and authorizes and instructs the clerk or recorder to enter satisfaction of and cancel of record the deed of trust or mortgage.

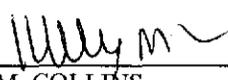
IN WITNESS WHEREOF, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR ACCREDITED HOME LENDERS, INC.** by its duly authorized Officers has hereunto set its hand **September 15, 2006**

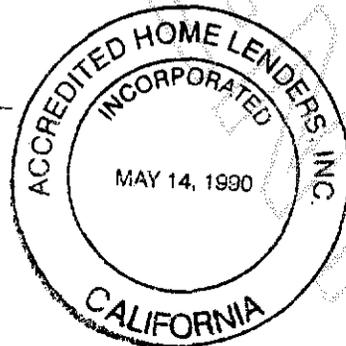
AXIOM FINANCIAL SERVICES

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
ACTING SOLELY AS NOMINEE FOR ACCREDITED HOME
LENDERS, INC.**

SUBSTITUTE TRUSTEE


Name: **JOHN A. MUELL**
Title: **Assistant Vice President**


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 ACCREDITED HOME LENDERS, INC.** by **KELLY M. COLLINS** its **ASSISTANT VICE PRESIDENT** and **JOHN LITTELL** by **AXIOM FINANCIAL SERVICES**, 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 **September 15, 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



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