

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



200610030075  
Skagit County Auditor

10/3/2006 Page 1 of 2 10:41AM

**WASHINGTON**  
**SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE**

Loan #: 408244049 (25719)  
MIN: 100176104082440492

**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: **GAINES, IRENE L**  
ORIGINAL BENEFICIARY: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR ACCREDITED HOME LENDERS, INC.**  
ORIGINAL TRUSTEE: **LAND & TITLE ESCROW**  
AMOUNT: **\$137,200.00**  
DATED: **09/01/2004**  
RECORDED DATE: **09/08/2004**  
BOOK: - PAGE: -  
DOC/INSTRUMENT: **200409080116**  
PROPERTY ADDRESS: **2311 MARTIN ROAD, MOUNT VERNON, WA 98273**  
COUNTY: **SKAGIT**  
APN #: **P78773**  
LEGAL: **LOT 26, "PLAT OF RIVERVIEW", AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF 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 27, 2006**

**AXIOM FINANCIAL SERVICES**

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

**SUBSTITUTE TRUSTEE**

  
Name: **JOHN LITTLE**  
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 27, 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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Skagit County Auditor