



200612110084

Skagit County Auditor

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When Recorded return To:

DOCX**1111 Alderman Drive****Suite 350****Alpharetta, GA 30005**

Document Prepared By:

Ron Meharg, 888-362-9638

Property Address:

5185-GUEMES ISLAND ROAD**ANACORTES, WA 98221**

Recording Recording By:

Chevy Chase Bank

Space Above for Recorder's Use Only

Chevy**384****0553203563**

CHEVY3840553203563

CRef#:12/27/2006-PRef#:R076-POF**Date:11/29/2006-Print Batch ID:13561**

WAstдор-eR2.0 12/05/2006

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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 REGISTRATIONS SYSTEMS AS NOMINEE FOR CHEVY CHASE BANK FSB, 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 DR., Suite 350, 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): **LAURIE M LUX AND JOHN D LUX, WIFE AND HUSBAND**

Original Trustee: **CHICAGO TITLE COMPANY**

Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATIONS SYSTEMS AS NOMINEE FOR LIBERTY FINANCIAL GROUP**

Date of Deed of Trust: **09/16/2003**

Loan Amount: **\$337,500.00**

Recording Date: **09/19/2003** Book: **N/A** Page: **N/A** Document #: **200309190305**

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 **12/06/2006**.

**MORTGAGE ELECTRONIC
REGISTRATIONS SYSTEMS AS
NOMINEE FOR CHEVY CHASE BANK
FSB**

Fidelity National Title Insurance Company

**Hitesh Pandit
Vice President**

**Linda Green
Vice President**

State of GA
County of Fulton

On this date of **12/06/2006**, 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 **Linda Green** and **Hitesh Pandit**, known to me (or identified to me on the basis of satisfactory evidence) that they are the **Vice President** and **Vice President** of **MORTGAGE ELECTRONIC REGISTRATIONS SYSTEMS AS NOMINEE FOR CHEVY CHASE BANK FSB** 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:



OLGA L. COX
Notary Public - Georgia
Fulton County
My Comm. Expires Aug. 31, 2010



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