



200702200174  
Skagit County Auditor

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When Recorded return To:  
**DOCX LLC**  
1111 Alderman Drive  
Suite 350  
Alpharetta, GA 30005

Document Prepared By:

Space Above for Recorder's Use Only

Ronald E Meharg, 888-362-9638

NV	000	0000572222
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Property Address:

17380 SAMISH HEIGHTS ROAD  
BOW, WA 98232



\*NV000000057222\*

Recording Recorded By:

NovaStar Mortgage, Inc.

MIN #: 100080100022341555

MERS Telephone #:

888/679-6377CRef#:10/22/2005-PRef#:R052-P

OF Date:08/23/2005-Print Batch ID:17971

WAsldor-eR2.0 01/29/2007

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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 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): GARY A. HOLBOY AND CONNIE A. HOLBOY, HUSBAND AND WIFE

Original Trustee: ISLAND TITLE COMPANY

Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NOVASTAR MORTGAGE, INC., A VIRGINIA CORPORATION

Date of Deed of Trust: 12/11/2002

Loan Amount: \$280,000.00

Recording Date: 12/19/2002 Book: N/A Page: N/A Document #: 200212190113

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 02/14/2007.

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

Fidelity National Title Insurance Company

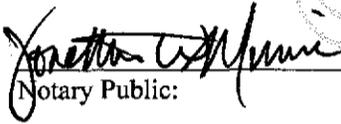
PAT KINGSTON  
VICE PRESIDENT

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

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

On this date of **02/14/2007**, 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:



JONATHAN W. MUSIC  
Notary Public - Georgia  
Fulton County  
My Comm. Expires Oct. 26, 2010



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