



200703120157

Skagit County Auditor

**When recorded mail to:**

LSI - North Recording Division

5029 Dudley Blvd

McClellan, CA 95652

(800) 964-3524

3/12/2007 Page

1 of

1 10:47AM

**SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE**

Min# 100273900101763984

Loan# 10176398

WHEREAS: ROXY SELIGMAN AND ROBERT SELIGMAN, WIFE AND HUSBAND, as the original Trustor, Karen L. Gibbon, P.S., the original Trustee, and Mortgage Electronic Registration Systems (MERS) as nominee for People's Choice Home Loan Inc. the Beneficiary, under that certain Deed of Trust dated JANUARY 21, 2005 and recorded on JANUARY 31, 2005 as Instrument No. 200501310228, Book --, Page --, Official Records of the County of SKAGIT, State of Washington, and affecting the land described in said Deed of Trust, is PAID AND SATISFIED; AND DOES HEREBY consent that the same may be DISCHARGED OF RECORD.


In all references in this instrument to any party, the use of a particular gender or number is intended to include the appropriate gender or number, as the case may be.

WHEREAS the undersigned Beneficiary desires to substitute a new Trustee under said Deed of Trust in place and stead of Karen L. Gibbon, P.S., now therefore, the undersigned hereby substitutes (themselves, himself, herself) as Trustee under said Deed of Trust and does hereby reconvey, without warranty, to the person or persons legally entitled thereto, the Estate now held by him thereunder.

Property address: 4403 OAKES AVE, ANACORTES WA 98221

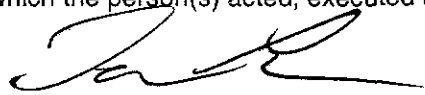
DATE: MARCH 2, 2007

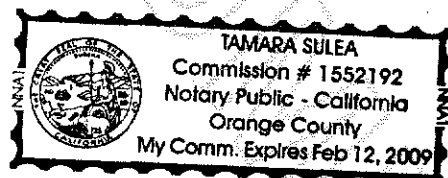
Mortgage Electronic Registration Systems (MERS) as nominee for  
People's Choice Home Loan, Inc. a Wyoming Corp

  
Benjie Alvidera, Assistant Secretary

STATE of California  
COUNTY of Orange

On 03/02/2007, before me, TAMARA SULEA, a Notary Public in and for the County of Orange, State of California, personally appeared Benjie Alvidera, Assistant Secretary, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his /her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

  
TAMARA SULEA  
Notary Expires: 02/12/2009 # 1552192



(This area for notarial seal)

Prepared by: TAMARA SULEA, 7515 Irvine Center Drive, Suite 200, Irvine, California 92618

THIS DOCUMENT IS FILED FOR  
RECORD BY LSI AS AN ACCOMODATION  
ONLY. IT HAS NOT BEEN EXAMINED  
AS TO ITS EXECUTION OR AS TO ITS  
EFFECT UPON THE TITLE.