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Nationwide Title Clearing
2100 Alt. 19 North
Palm Harbor, FL 34683



200704170144
Skagit County Auditor

4/17/2007 Page 1 of 1 1:37PM

Loan#: 0010783462

SUBSTITUTION OF TRUSTEE/DEED OF RECONVEYANCE

WHEREAS, JAMES D. BIDDIX, JR. was the original Trustor, CHICAGO TITLE INSURANCE COMPANY was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC AS NOMINEE FOR AMERICAN BROKERS CONDUIT was the original Beneficiary under that certain Deed of Trust dated 03/11/2005 in SKAGIT County, Washington, under Doc No: 200503210131 or Book page . WHEREAS, the undersigned Beneficiary is the present Beneficiary under said Deed of Trust and WHEREAS, the undersigned desires to substitute a new Trustee under Deed of Trust in place and stead of said original Trustee thereunder. NOW, THEREFORE, the undersigned hereby substitutes: NATIONWIDE TITLE CLEARING, INC., a Washington State corp., as Trustee under said Deed of Trust.

Dated: 04/05/2007

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS)

BY: 

ELSA MCKINNON VICE PRESIDENT

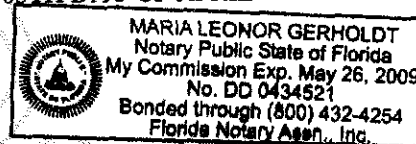
STATE OF FLORIDA COUNTY OF PINELLAS

Before me, a Notary Public, in and for said State and County aforesaid, personally appeared ELSA MCKINNON with whom I am personally acquainted, and who, upon oath, acknowledged him/herself to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) the within bargainor, and that he/she, as such corporate officer, being authorized to do so, executed the within instrument for the purposes therein contained by signing the name of the corporation thereto as such VICE PRESIDENT

WITNESS my hand and official seal at office in said county THIS 05TH DAY OF APRIL IN THE YEAR 2007

MARIA LEONOR GERHOLDT

Notary Public/Commission expires 05/26/2009



WHEREAS, JAMES D. BIDDIX, JR. was the original Trustor, CHICAGO TITLE INSURANCE COMPANY was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC AS NOMINEE FOR AMERICAN BROKERS CONDUIT was the original Beneficiary under that certain Deed of Trust dated 03/11/2005 in SKAGIT County, Washington, under Doc No: 200503210131 or Book page .

NATIONWIDE TITLE CLEARING, INC., as successor Trustee under said Deed of Trust and as successor Trustee, having received from the Beneficiary under said Deed of Trust a written request to reconvey, reciting that the obligation(s) secured by the Deed of Trust have been fully satisfied, does hereby grant, bargain, sell and reconvey, unto the parties entitled thereto all right, title and interest which was heretofore acquired by said Trustee under said Deed of Trust.

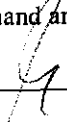
Dated: 04/05/2007

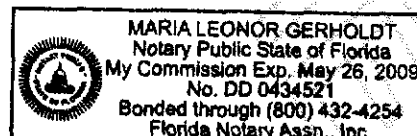
NATIONWIDE TITLE CLEARING, INC. BY: , BRYAN BLY, Vice President

STATE OF FLORIDA COUNTY OF PINELLAS

On 04/05/2007 before me, THE UNDERSIGNED, Notary Public, personally appeared BRYAN BLY personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or entity upon behalf of which the person acted, executed the same.

WITNESS MY hand and official seal.


Notary Public



EMCRC 7718042 PWO1377465 100024200007867712 MERS PHONE
1-888-679-MERS form1/RCNWA1