



200707190036

Skagit County Auditor

7/19/2007 Page

1 of

2 8:43AM

When Recorded return To:  
**First American CoreLogic**  
**450 E. Boundary St.**  
**Chapin, SC 29036**

Document Prepared By:  
**Crystal Jennings, 888-603-9011**  
Property Address:  
**23167 PRINGLE ST**  
**CLEARLAKE, WA 98235**  
Recording Recorded By:  
**Fremont Investment and Loan**

Space Above for Recorder's Use Only

**FFREE****000****4718863****MIN #: 100194430007302741****MERS Telephone #:****888/679-6377 CRef#:08/25/2007-PRef#:R079-PO****F Date:06/26/2007-Print Batch ID:28338**

WAstdor-eR2.0 06/07/2007

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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.** acting solely as nominee for **Fremont Investment and Loan**, whose address is **3110 E. Guasti Road, Suite 500, Ontario, CA 91761**, being the present legal owner and holder of the indebtedness secured by said Deed of Trust, does hereby substitute and appoint, **First American Title Insurance Company** whose address is **450 E. Boundary St., Attn: Release Dept., Chapin, SC 29036**, 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): **DANIEL BONNEY, UNMARRIED MAN**

Original Trustee: **LAND TITLE INSURANCE COMPANY**

Original Beneficiary: **FREMONT INVESTMENT & LOAN**

Date of Deed of Trust: **11/07/2006**

Loan Amount: **\$163,600.00**

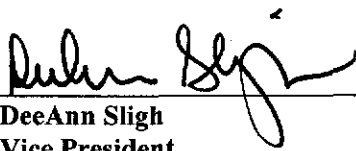
Recording Date: **11/14/2006** Book: **N/A** Page: **N/A** Document #: **200611140156**

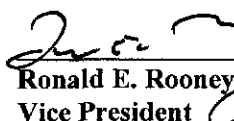
and recorded in the official records of the **County of Skagit**, State of **Washington** affecting Real Property and more particularly described on said Deed of Trust referred to herein.

**IN WITNESS WHEREOF**, the undersigned has caused these presents to be executed on this date of **07/06/2007**.

**MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.** acting  
solely as nominee for **Fremont Investment and  
Loan**

**First American Title Insurance Company**

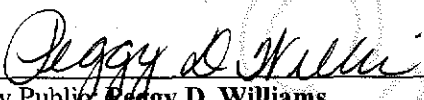
  
DeeAnn Sligh  
Vice President

  
Ronald E. Rooney  
Vice President

State of SC  
County of Lexington

On this date of 07/06/2007, 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 **Ronald E. Rooney** and **DeeAnn Sligh**, 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 REGISTRATION SYSTEMS, INC.** acting solely as nominee for **Fremont Investment and Loan** and **First American 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: **Peggy D. Williams**  
My Commission Expires: **02/17/2015**

**Peggy D. Williams**  
Notary Public  
State of South Carolina



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7/19/2007 Page 2 of 2 8:43AM