

When Recorded Return To:

RETURN TO: S.L.S. / Attn: Leah Boedeker
Mortgage Services Division
P.O. Box 36369
Houston, TX 77254-0817
Job #2892007001



200708060170
Skagit County Auditor

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Record 1st

APPOINTMENT OF SUCCESSOR TRUSTEE

HSBC MORTGAGE CORPORATION (USA) #:5662171 "WELLING" Lender ID:757730/1699436125 Skagit, Washington
MERS #: 100022405696217127 VRU #: 1-888-679-6377

WHEREAS, the undersigned is the present Beneficiary under the Deed of Trust Described as follows:

Original Trustor : MICHAEL S. WELLING AND KIMBERLY WELLING , HUSBAND AND WIFE
Original Beneficiary : MERS AS NOMINEE FOR HSBC MORTGAGE CORPORATION (USA)
Dated: 08/19/2005 Recorded: 08/29/2005 in Book/Reel/Liber: N/A Page/Folio: N/A as Instrument No.:
200508290194 In the County of Skagit State of Washington

Property Address : 12257 BAY HILL DRIVE, SEATTLE, WA 98233

AND WHEREAS, the undersigned, who is the present Beneficiary under said Deed of Trust, desires to appoint a successor Trustee under said Deed of Trust in the place and stead of present Trustee thereunder;

Now therefore, the undersigned hereby appoints STEWART TITLE GUARANTY COMPANY whose address is 9700 BISSONNET, SUITE 1500, MAIL CODE REC-388, HOUSTON, TX 77036 as Successor Trustee under said Deed of Trust, to have all the powers of said original Trustee, effective immediately.

Mortgage Electronic Registration Systems, Inc.
On June 19th, 2007

By: 
DIANA R HARRISON, Vice-President



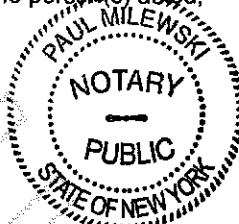
STATE OF New York
COUNTY OF Erie

On June 19th, 2007, before me, PAUL MILEWSKI, a Notary Public in and for Erie in the State of New York, personally appeared DIANA R HARRISON, Vice-President, 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.

WITNESS my hand and official seal,



PAUL MILEWSKI
Notary Expires: 04/19/2008 #01MI6108418



(This area for notarial seal)

PAUL MILEWSKI
Notary Public, State of New York
No. 01MI6108418
Qualified in Erie County
My Commission Expires 4/19/2008