

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

Document Prepared By:

Space Above for Recorder's Use Only

Ronald E Meharg, 888-362-9638

WELL 708 0201462389

Property Address:

**917 SUMMER MEADOWS COURT
SEDRO- WOOLLEY, WA 98284**

MIN #: 100063206110000127

MERS Telephone #:

Recording Recorded By:

Wells Fargo Bank, N.A.

888/679-6377 CRef#:09/01/2007-PPref#:R089-PO

F Date:08/02/2007-Print Batch ID:31534

WAsdor-eR2.0 07/09/2007

Copyright (c) 2006 by DOCX LLC



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., whose address is 2701 WELLS FARGO WAY, X9901-11R, MINNEAPOLIS, MN 55467, being the present legal owner and holder of the indebtedness secured by said Deed of Trust, does hereby substitute and appoint, Wells Fargo Bank, N.A. 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): **FRANK C. WAGNER AND RACHEL A. WAGNER, HUSBAND AND WIFE**

Original Trustee: **FIRST AMERICAN TITLE COMPANY**

Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR MANN FINANCIAL, INC., D/B/A SKAGIT VALLEY MORTGAGE**

Date of Deed of Trust: **04/21/2006**

Loan Amount: **\$236,241.00**

Recording Date: **05/01/2006** Book: **N/A** Page: **N/A** Document #: **200605010145**

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 **08/14/2007**.

Mortgage Electronic Registration Systems,
Inc.

Wells Fargo Bank, N.A.

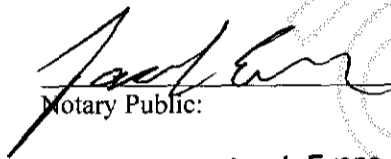
Linda Green
Vice President

Linda Green
Vice Pres. Loan Documentation

State of GA
County of Fulton

On this date of 08/14/2007, 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 **Linda Green and Linda Green**, known to me (or identified to me on the basis of satisfactory evidence) that they are the **Vice Pres. Loan Documentation and Vice President of Mortgage Electronic Registration Systems, Inc. and Wells Fargo Bank, N.A.** 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:



Jacob Evans
NOTARY PUBLIC
Fulton County
State of Georgia
My Commission Expires
August 15, 2011



200709040037

Skagit County Auditor