



200709100085

Skagit County Auditor

9/10/2007 Page

1 of

2 8:59AM

When Recorded return To:

DOCX

1111 Alderman Drive

Suite 350

Alpharetta, GA 30005

Document Prepared By:

Ronald E Meharg, 888-362-9638

Property Address:

45910 BAKER DRIVE

CONCRETE, WA 98237

Recording Recorded By:

Wells Fargo Bank, N.A.

Space Above for Recorder's Use Only

WELL

708

0146502075

MIN #: 100190825300060603

MERS Telephone #:

888/679-6377 CRef#: 09/15/2007-PRef#: R089-PO

F Date: 08/16/2007-Print Batch ID: 32172

WAsdior-eR2.0 07/09/2007

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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., 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): **JAMES E. PHIPPS, UNMARRIED MAN**

Original Trustee: **CHICAGO TITLE COMPANY - ISLAND DIVISION**

Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SOUTHSTAR FUNDING, L.L.C.**

Date of Deed of Trust: **08/04/2005**

Loan Amount: **\$22,400.00**

Recording Date: **08/09/2005** Book: N/A Page: N/A Document #: **200508090103**

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 **08/22/2007**.

**Mortgage Electronic Registration Systems, Inc.**

**Wells Fargo Bank, N.A.**

  
Linda Green

Vice President

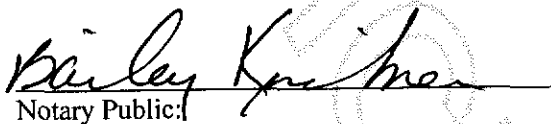
  
Linda Green

Vice Pres. Loan Documentation

State of **GA**  
County of **Fulton**

On this date of **08/22/2007**, 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:



Bailey Kirchner  
NOTARY PUBLIC  
Fulton County  
State of Georgia  
My Commission Expires  
February 19, 2011



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Skagit County Auditor