



200709130042

Skagit County Auditor

9/13/2007 Page

1 of

1 11:28AM

This space for Recorder's use

When recorded mail to:
First American CoreLogic
450 E. Boundary St
Chapin, SC 29036

Recording Requested By:
Novastar Mortgage, Inc.
Prepared By:
Crystal Jennings
888-603-9011
450 E. Boundary St.
Chapin, SC 29036



Case Nbr: 4784503 10/5/2007

Ref Number: 0001933944

Tax ID:

Property Address:

1206 Fidalgo St

Sedro Woolley, WA 98284-1866

WA0-R-ST

8/29/2007

MIN #: 100080190049087703

MERS Phone #: 888-679-6377

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC., AS NOMINEE FOR LENDER, the present beneficiary for the Deed of Trust described below, does hereby substitute **First American Title Insurance Company** as Trustee under said Deed of Trust in place of **FIDELITY NATIONAL TITLE COMPANY**.

MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC., AS NOMINEE FOR LENDER, the present holder of the Deed of Trust described below, in consideration of full payment and satisfaction of the debt secured thereunder, does hereby reconvey, without warranty, to the person(s) legally entitled thereto all of the estate, title and interest under the Deed of Trust described below:

Original Beneficiary: **CORVUS FUNDING, INC.**

Made By: **JULIA DIXON, A MARRIED WOMAN AS HER SEPARATE ESTATE**

Original Trustee: **FIDELITY NATIONAL TITLE COMPANY**

Date of Deed of Trust: **7/28/2005**

Loan Amount: **\$135,920.00**

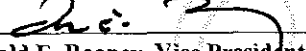
Recorded in Skagit County, WA on: 8/4/2005, book N/A, page N/A and instrument number **200508040085**

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **8/29/2007**

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEM, INC., AS
NOMINEE FOR LENDER**

First American Title Insurance Company

By: 
Kathleen Manly, Vice President

By: 
Ronald E. Rooney, Vice President

State of South Carolina, County of Lexington

On **8/29/2007**, before the undersigned Notary Public, personally **Ronald E. Rooney, Vice President of First American Title Insurance Company** and **Kathleen Manly, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC., AS NOMINEE FOR LENDER** 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 document and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the document the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.


Notary Public

MICHELLE B. WYMER

Notary Public

State of South Carolina

My Commission Expires July 24, 2017