

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

Document Prepared By:

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Ronald E Meharg, 888-362-9638

Property Address:

149 EAST RIO VISTA AVENUE
BURLINGTON, WA 98233

Recording Recorded By:

Wells Fargo Bank, N.A.

WELLS	708	0137276168
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MIN #: 100024200005579566

MERS Telephone #:

888/679-6377 CRef#: 05/10/2008-PRef#: R089-PO

F Date: 04/10/2008-Print Batch ID: 49971

WAsdor-eR2.0 03/12/2008

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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 P.O. Box 2026, Flint, MI 48501-2026, being the present legal owner and holder of the indebtedness secured by said Deed of Trust, does hereby substitute and appoint, Wells Fargo Financial National Bank, a National Banking Association 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): **PATRICIA L. LEON, AN UNMARRIED WOMAN**

Original Trustee: **LAND TITLE COMPANY OF SKAGIT COUNTY**

Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICAN BROKERS CONDUIT**

Date of Deed of Trust: **05/13/2004**

Loan Amount: **\$115,000.00**

Recording Date: **05/19/2004** Book: **N/A** Page: **N/A** Document #: **200405190049**

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 04/25/2008.

Mortgage Electronic Registration Systems, Inc.

Pat Kingston
Vice President

Wells Fargo Financial National Bank, a National Banking Association

Brent Bagley
Title Officer

State of GA
County of Fulton

On this date of 04/25/2008, 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 **Pat Kingston** and **Brent Bagley**, known to me (or identified to me on the basis of satisfactory evidence) that they are the **Vice President** and **Title Officer** of **Mortgage Electronic Registration Systems, Inc.** and **Wells Fargo Financial National Bank, a National Banking Association** 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:



Nchimunya Hamwanza
NOTARY PUBLIC
Fulton County
State of Georgia
My Commission Expires
September 4, 2011



200804280093
Skagit County Auditor