



200805270115

Skagit County Auditor

5/27/2008 Page 1 of 2 9:24AM

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

Document Prepared By:  
**Ronald E Meharg, 888-362-9638**  
Property Address:  
**2609 FIR CREST BOULEVARD  
ANACORTES, WA 98221**  
Recording Recorded By:  
**Wells Fargo Bank, N.A.**

Space Above for Recorder's Use Only

<b>WELLS</b>	<b>708</b>	<b>0150776946</b>
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MIN #: 100190825300146501  
MERS Telephone #:  
888/679-6377 CRef#:05/31/2008-PRef#:R089-PO  
F Date:05/01/2008-Print Batch ID:51221

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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.** "MERS", 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): **MATTHEW D EPPLIN, A MARRIED MAN AS HIS SEPARATE ESTATE**

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

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

Date of Deed of Trust: **02/14/2006**

Loan Amount: **\$89,000.00**

Recording Date: **02/21/2006** Book: **N/A** Page: **N/A** Document #: **200602210176**

Recording Date: **03/06/2006** Document #: **200603060194**

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 **05/12/2008**.

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. "MERS"**

**Wells Fargo Financial National Bank, a National Banking Association**


Pat Kingston  
Pat Kingston  
Vice President

Brent Bagley  
Brent Bagley  
Title Officer

State of GA  
County of Fulton

On this date of **05/12/2008**, 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. "MERS"** 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.

  
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Notary Public:



Ellis Simmons  
NOTARY PUBLIC  
Fulton County  
State of Georgia  
My Commission Expires  
April 7, 2012



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