



200810210022
Skagit County Auditor

10/21/2008 Page 1 of 2 9:53AM

When Recorded return To:

DOCX LLC
1111 Alderman Drive
Ste #350
Alpharetta, GA 30005

Document Prepared By:

Ronald E Meharg, 888-362-9638

Property Address:

16438 OLD SCHOOL TRAIL RD
BOW, WA 98232

Recording Recorded By:

CITI Residential Lending

Space Above for Recorder's Use Only

CITRL

874

0119902765

CRef#:12/06/2008-PRef#:R095-POF

Date:10/07/2008-Print Batch ID:62030

WAstдор-eR2.0 09/26/2008

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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, CITI RESIDENTIAL LENDING INC., AS ATTORNEY-IN- FACT FOR AMERIQUEST MORTGAGE COMPANY, whose address is 1100 Town & Country, 8th Floor, Orange, CA 92868, being the present legal owner and holder of the indebtedness secured by said Deed of Trust, does hereby substitute and appoint, **Fidelity National Title Insurance Company** 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): **BILL T. TOKUNAGA AND ROBYN T. TOKUNAGA, EACH AS THEIR SEPARATE ESTATE.**

Original Trustee: **FIRST AMERICAN TITLE**

Original Beneficiary: **AMERIQUEST MORTGAGE COMPANY**

Date of Deed of Trust: **05/05/2005**

Loan Amount: **\$350,957.00**

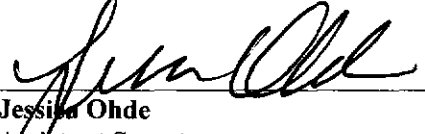
Recording Date: **05/18/2005** Book: N/A Page: N/A Document #: **200505180148**

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.

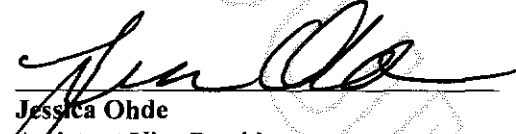
IN WITNESS WHEREOF, the undersigned has caused these presents to be executed on this date of **10/15/2008**.

**CITI RESIDENTIAL LENDING INC., AS
ATTORNEY-IN- FACT FOR AMERIQUEST
MORTGAGE COMPANY**

Fidelity National Title Insurance Company



Jessica Ohde
Assistant Secretary



Jessica Ohde
Assistant Vice President

State of GA
County of Fulton

On this date of 10/15/2008, before me the undersigned authority, personally appeared **Jessica Ohde** and **Jessica Ohde**, personally known to me to be the persons whose names are subscribed on the within instrument as the **Assistant Secretary** and **Assistant Vice President** of **CITI RESIDENTIAL LENDING INC., AS ATTORNEY-IN- FACT FOR AMERIQUEST MORTGAGE COMPANY**, a corporation and **Fidelity National Title Insurance Company**, a corporation, respectively, who, both being by me duly affirmed, acknowledged to me that they, being authorized to do so, in the capacity therein stated, executed the within instrument for and on behalf of the corporations, as the free and voluntary act and deed, for the consideration, uses and purposes therein contained.

Witness my hand and official seal on the date hereinabove set forth.


Notary Public: **Bailey Kirchner**
My Commission Expires: **02/19/2011**



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