



200902050035
Skagit County Auditor
2/5/2009 Page 1 of 2 9:55AM

When Recorded return To:

DOCX

1111 Alderman Drive

Suite 350

Alpharetta, GA 30005

Document Prepared By:

Space Above for Recorder's Use Only

Ronald E Meharg, 888-362-9638

Property Address:

5451 EMERALD COURT

MOUNT VERNON, WA 98273

Recording Recorded By:

Wells Fargo Bank, N.A.

WELLS

708

0210327425

MIN #: 100034200060761560

MERS Telephone #:

888/679-6377CRef#:02/14/2009-PPref#:R089-PO

F Date:01/15/2009-Print Batch ID:70455

WAsdor-eR2.0 12/26/2008

Copyright (c) 2008 by DOCX LLC



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): **GREGORY DUNCANS, A SINGLE PERSON**

Original Trustee: **TRI-STAR TITLE & ESCROW**

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

Date of Deed of Trust: **10/02/2008**

Loan Amount: **\$282,900.00**

Recording Date: **10/09/2008**

Book: **N/A**

Page: **N/A**


Document #: **200810090086**


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 01/30/2009.

Mortgage Electronic Registration Systems, Inc.

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

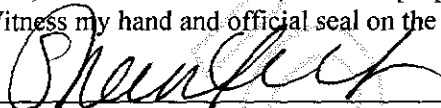

Linda Green
Vice President


Linda Thoresen
Vice President

State of GA
County of Fulton

On this date of **01/30/2009**, before me the undersigned authority, personally appeared **Linda Green** and **Linda Thoresen**, personally known to me to be the persons whose names are subscribed on the within instrument as the **Vice President** and **Vice President of Mortgage Electronic Registration Systems, Inc.**, a corporation and **Wells Fargo Financial National Bank, a National Banking Association**, 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: **Shantavia Thomas**
My Commission Expires: **01/29/2012**



Shantavia Thomas
NOTARY PUBLIC
Fulton County
State of Georgia
My Commission Expires
January 29, 2012



200902050035
Skagit County Auditor