



200902090065

Skagit County Auditor

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When Recorded return To:

DOCX**1111 Alderman Dr.****Suite 350****Alpharetta, GA 30005**

Document Prepared By:

Space Above for Recorder's Use Only

Ron Meharg, 888-362-9638

Property Address:

2901 Hollydale Acres LN**Mount Vernon, WA 98273**

Recording Recorded By:

Litton Loan Servicing**LLS****000****40106460****MIN #: 100194470001695526****MERS Telephone #:****888/679-6377 CRef#: 03/27/2009-PRef#: R119-PO****F Date: 01/26/2009-Print Batch ID: 70768**

WAsdor-eR2.0 12/26/2008

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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, **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, **Fidelity National Title Insurance Company** whose address is **1111 Alderman Dr., Suite 350, 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): **BRUCE P. MCGARRY, AS HIS SEPARATE ESTATE**Original Trustee: **FIRST AMERICAN TITLE CO**Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS
NOMINEE FOR FREMONT INVESTMENT & LOAN**Date of Deed of Trust: **10/03/2005**Loan Amount: **\$157,250.00**Recording Date: **10/12/2005** Book: **NA** Page: **NA** Document #: **200510120131**

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 **02/04/2009**.

**MORTGAGE ELECTRONIC REGISTRATION Fidelity National Title Insurance Company
SYSTEMS, INC.**

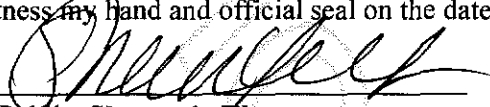
**MICHELLE GREEN
VICE PRESIDENT**

**Jessica N. Ohde
Asst. Vice Pres, Loan Documentation**

State of GA
County of Fulton

On this date of 02/04/2009, before me the undersigned authority, personally appeared **MICHELLE GREEN** and **Jessica N. Ohde**, personally known to me to be the persons whose names are subscribed on the within instrument as the **VICE PRESIDENT** and **Asst. Vice Pres, Loan Documentation** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, 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: **Shantavia Thomas**

My Commission Expires: **01/29/2012**



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



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