



200902230014

Skagit County Auditor

2/23/2009 Page 1 of 2 8:43AM

When Recorded return To:

**DOCX**  
**1111 Alderman Drive**  
**Suite 350**  
**Alpharetta, GA 30005**

Document Prepared By:  
**Ronald E Meharg, 888-362-9638**

Space Above for Recorder's Use Only

<b>WELLS</b>	<b>708</b>	<b>0090866195</b>
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Property Address:  
**1918 38TH ST**  
**ANACORTES, WA 98221**

**CRef#:02/26/2009-PRef#:R089-POF**  
**Date:01/27/2009-Print Batch ID:71612**

Recording Recorded By:  
**Wells Fargo Bank, N.A.**

WAsdtdor-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**, Wells Fargo Bank, N. A., whose address is 2701 WELLS FARGO WAY, X9901-L1R, MINNEAPOLIS, MN 55467, 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): **BEECHER SNIPES III AND SAMANTHA J SNIPES, HUSBAND AND WIFE**

Original Trustee: **NORTHWEST TRUSTEE SERVICES LLC**

Original Beneficiary: **WELLS FARGO BANK, N.A.**

Date of Deed of Trust: **08/05/2008**

Loan Amount: **\$192,000.00**

Recording Date: **08/07/2008** Book: **N/A** Page: **N/A** Document #: **200808070057**

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 **02/12/2009**.

**Wells Fargo Bank, N. A.**

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

**Korell Harp**  
**Vice Pres. Loan Documentation**

  
**Linda Thoresen**  
**Vice President**

State of GA  
County of Fulton

On this date of 02/12/2009, before me the undersigned authority, personally appeared **Korell Harp** and **Linda Thoresen**, personally known to me to be the persons whose names are subscribed on the within instrument as the **Vice Pres. Loan Documentation** and **Vice President of Wells Fargo Bank, N. A.**, 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: **Cheryl Denise Thomas**  
My Commission Expires: **04/07/2012**



Cheryl Denise Thomas  
NOTARY PUBLIC  
Fulton County  
State of Georgia  
My Commission Expires  
April 7, 2012



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