



200902240040  
Skagit County Auditor

2/24/2009 Page 1 of 2 10:08AM

When Recorded return To:

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

Document Prepared By:  
**Ronald E Meharg, 888-362-9638**  
Property Address:  
**27024 MINKLER ROAD  
SEDRO WOOLLEY, WA 98284**  
Recording Recorded By:  
**Wells Fargo Bank, N.A.**

Space Above for Recorder's Use Only

<b>WELLS</b>	<b>708</b>	<b>0150447001</b>
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MIN #: 100297810003045293  
MERS Telephone #:  
888/679-6377CRef#:02/28/2009-PRef#:R089-PO  
F Date:01/29/2009-Print Batch ID:71979  
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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, 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): **RODNEY M. CANN AND MELINDA S. CANN, HUSBAND AND WIFE**

Original Trustee: **LAND TITLE COMPANY**

Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR WHIDBEY ISLAND BANK**

Date of Deed of Trust: **02/24/2006**

Loan Amount: **\$316,800.00**

Recording Date: **03/08/2006** Book: **N/A** Page: **N/A** Document #: **20060308145**

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 **02/17/2009**.

**Mortgage Electronic Registration Systems, Inc.**

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

Christina Huang  
Vice President

Linda Thoresen  
Vice President

State of GA  
County of Fulton

On this date of 02/17/2009, before me the undersigned authority, personally appeared **Christina Huang** 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: **Brittany Snow**  
My Commission Expires: 05/21/2011



Brittany Snow  
NOTARY PUBLIC  
Fulton County  
State of Georgia  
My Commission Expires  
May 21, 2011



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Skagit County Auditor