



200903260029

Skagit County Auditor

3/26/2009 Page

1 of

2 9:47AM

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:

**2519 S 15TH STREET**

**MOUNT VERNON, WA 98274**

Recording Recorded By:

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

<b>WELLS</b>	<b>708</b>	<b>0027779818</b>
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**CRef#:03/28/2009-PRef#:R089-POF**

**Date:02/26/2009-Print Batch ID:74609**

WAsdor-eR2.0 02/12/2009

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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**, Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., 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): **JOHN H. NIEDER AND TRINA J. NIEDER, HUSBAND AND WIFE**

Original Trustee: **CHICAGO TITLE**

Original Beneficiary: **WELLS FARGO HOME MORTGAGE, INC.**

Date of Deed of Trust: **11/10/2003**

Loan Amount: **\$198,900.00**

Recording Date: **11/13/2003**

Book: **N/A**

Page: **N/A**

Document #: **200311130120**

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 **03/17/2009**.

**Wells Fargo Bank, N.A. successor by merger to  
Wells Fargo Home Mortgage, Inc.**

**Korell Harp**

**Vice Pres. Loan Documentation**

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

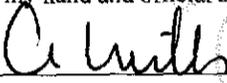
**Christina Huang**

**Title Officer**

State of GA  
County of Fulton

On this date of 03/17/2009, before me the undersigned authority, personally appeared **Korell Harp and Christina Huang**, personally known to me to be the persons whose names are subscribed on the within instrument as the **Vice Pres. Loan Documentation and Title Officer of Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, 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: **Alicia V. Williams**  
My Commission Expires: 04/07/2012



**Alicia V. Williams**  
**NOTARY PUBLIC**  
**Fulton County**  
**State of Georgia**  
**My Commission Expires**  
**April 7, 2012**



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