



200904160020

Skagit County Auditor

4/16/2009 Page

1 of

1 10:05AM

When Recorded return To:

DOCX

1111 Alderman Drive

Suite 350

Alpharetta, GA 30005

Document Prepared By:

Ronald E Meharg, 888-362-9638

Property Address:

1265 MONTERO LANE

BURLINGTON, WA 98233

Recording Recorded By:

Wells Fargo Bank, N.A.

Space Above for Recorder's Use Only

WELLS

708

0068532258

CRef#:04/24/2009-PRef#:R089-POF

Date:03/25/2009-Print Batch ID:76707

WAsldor-eR2.0 04/03/2009

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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., 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, Fidelity National Title Insurance Company 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): CHRISTOPHER J. EDWARDS, A SINGLE PERSON

Original Trustee: NORTH WEST TRUSTEE SERVICES LLC

Original Beneficiary: WELLS FARGO BANK, N.A.

Date of Deed of Trust: 10/04/2006

Loan Amount: \$256,405.00

Recording Date: 10/11/2006

Book: N/A

Page: N/A

Document #: 200610110074

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 04/08/2009.

Wells Fargo Bank, N. A.

Fidelity National Title Insurance Company

Christina Huang

Vice Pres. Loan Documentation

Jessica N. Ohde

Asst. Vice Pres. Loan Documentation

State of GA

County of Fulton

On this date of 04/08/2009, before me the undersigned authority, personally appeared Christina Huang and Jessica N. Ohde, personally known to me to be the persons whose names are subscribed on the within instrument as the Vice Pres. Loan Documentation and Asst. Vice Pres. Loan Documentation of Wells Fargo Bank, N. A., 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: Brittany Snow

My Commission Expires: 05/21/2011



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