



200905060037

Skagit County Auditor

5/6/2009 Page 1 of 2 9:45AM

When Recorded return To:

DOCX

1111 Alderman Drive

Suite 350

Alpharetta, GA 30005

Document Prepared By:

Ronald E Meharg, 888-362-9638

Property Address:

1500 EAGLEMONT PLACE

MOUNT VERNON, WA 98274

Recording Recorded By:

Wells Fargo Bank, N.A.

Space Above for Recorder's Use Only

WELLS

708

0183179399

MIN #: 100136401000004742

MERS Telephone #:

888/679-6377CRef#:05/01/2009-PRef#:R089-PO

F Date:04/01/2009-Print Batch ID:77865

WAsdcor-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, Mortgage Electronic Registration Systems, Inc., whose address is 3300 S.W. 34th Avenue, Suite 101, Ocala, FL 34474-7448, 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): SCOTT D. NIEMANN AND CATHERINE F. NIEMANN HUSBAND AND WIFE

Original Trustee: ISLAND TITLE COMPANY

Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NETWORK MORTGAGE SERVICES, INC.

Date of Deed of Trust: 10/22/2002

Loan Amount: \$218,720.00

Recording Date: 10/31/2002

Book: N/A

Page: N/A

Document #: 200210310189

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 04/20/2009.

Mortgage Electronic Registration Systems, Inc.

Koren Harp
Vice President

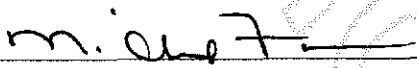
Wells Fargo Financial National Bank, a
National Banking Association

Rita Knowles
Title Officer

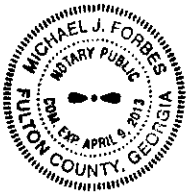
State of **GA**
County of **Fulton**

On this date of **04/20/2009**, before me the undersigned authority, personally appeared **Korell Harp and Rita Knowles**, personally known to me to be the persons whose names are subscribed on the within instrument as the **Vice President and Title Officer 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: **Michael J. Forbes**
My Commission Expires: **04/09/2013**



Michael J. Forbes
NOTARY PUBLIC
Fulton County
State of Georgia
My Commission Expires
April 9, 2013



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Skagit County Auditor