



200906220060

Skagit County Auditor

6/22/2009 Page

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When Recorded return To:

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

Document Prepared By:

Ronald E Meharg, 888-362-9638

Property Address:

1204 TALCOTT STREET**SEDRO-WOOLLEY, WA 98284**

Recording Recorded By:

Wells Fargo Bank, N.A.

Space Above for Recorder's Use Only

WELLS**708****0194482741****MIN #: 100017913140600118****MERS Telephone #:****888/679-6377CRef#:06/27/2009-PRef#:R089-PO****F Date:05/28/2009-Print Batch ID:82554**

WAsdor-eR2.0 06/04/2009

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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 **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): **GARY E DURANCEAU AND WENDY L DURANCEAU, HUSBAND AND WIFE**

Original Trustee: **FIRST AMERICAN TITLE COMPANY**

Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PROVIDENT FUNDING ASSOCIATES, L.P.**

Date of Deed of Trust: **06/16/2004**

Loan Amount: **\$175,000.00**

Recording Date: **06/28/2004** Book: **N/A** Page: **N/A** Document #: **200406280169**

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 **06/04/2009**.

Mortgage Electronic Registration Systems, Inc.

Korell Harp
Vice President

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

Brent Bagley
Title Officer

State of GA
County of **Fulton**

On this date of **06/04/2009**, before me the undersigned authority, personally appeared **Korell Harp and Brent Bagley**, 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: **Chris M. Ivey**
My Commission Expires: **04/13/2013**



Chris M. Ivey
NOTARY PUBLIC
Fulton County
State of Georgia
My Commission Expires
April 13, 2013



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