



200908310047

Skagit County Auditor

8/31/2009 Page 1 of 2 10:17AM

When Recorded return To:

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

Document Prepared By:

Ron Meharg, 888-362-9638

Property Address:

15165 GIBRALTAR ROAD**ANACORTES, WA 98221**

Recording Recorded By:

Capital One, N.A.

Space Above for Recorder's Use Only

Chevy**384****0553203548****MIN #: 100015305532035486****MERS Telephone #:****888/679-6377 CRef#:09/11/2009-PRef#:R076-P****OF Date:08/14/2009-Print Batch ID:90393**

WAstdor-eR2.0 06/04/2009

Copyright (c) 2009 by DOCX LLC

**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 REGISTRATIONS SYSTEMS, INC.

AS NOMINEE FOR CAPITAL ONE, N.A., SUCCESSOR BY MERGER TO CHEVY

CHASE BANK FSB, 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, **Fidelity National Title Insurance Company** whose address is **1111 ALDERMAN DR.,**

Suite 350, 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): **JAMES G. THOMPSON, A MARRIED MAN, AS HIS SEPARATE ESTATE**

Original Trustee: **FIRST AMERICAN TITLE INSURANCE COMPANY**

Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CHEVY CHASE BANK, F.S.B.**

Date of Deed of Trust: **10/15/2003**

Loan Amount: **\$140,000.00**

Recording Date: **10/31/2003**

Book: **N/A**

Page: **N/A**

Document #: **200310310052**

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 **08/25/2009**.

MORTGAGE ELECTRONIC REGISTRATIONS SYSTEMS, INC. AS NOMINEE FOR CAPITAL ONE, N.A., SUCCESSOR BY MERGER TO CHEVY CHASE BANK FSB

Fidelity National Title Insurance Company

Jessica Ohde
Vice President

Jessica Ohde
Vice President

State of GA
County of Fulton

On this date of 08/25/2009, before me the undersigned authority, personally appeared **Jessica Ohde and Jessica Ohde**, 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 REGISTRATIONS SYSTEMS, INC. AS NOMINEE FOR CAPITAL ONE, N.A., SUCCESSOR BY MERGER TO CHEVY CHASE BANK FSB**, 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: **Patricia Kingston**

My Commission Expires: **11/13/2010**



Patricia Kingston
NOTARY PUBLIC
Fulton County
State of Georgia
My Commission Expires
November 13, 2010



200908310047
Skagit County Auditor

8/31/2009 Page

2 of

2 10:17AM