



200909080159  
Skagit County Auditor

9/8/2009 Page 1 of 2 10:24AM

**When Recorded Mail To:**  
Financial Dimensions, Inc.  
1400 Lebanon Church Road  
Pittsburgh, PA 15236

Prepared by: Doris Chapman  
Ocwen Loan Servicing, LLC  
1661 Worthington Road Suite 100  
West Palm Beach, Florida 33409

**WASHINGTON  
SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE**

37657289566  
Investor # 2622

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR OWNIT MORTGAGE SOLUTIONS, INC.**, the undersigned beneficiary, of the Deed of Trust described below, hereby appoints **HSBC BANK USA, N.A., AS TRUSTEE** whose address is c/o Ocwen Loan Servicing, LLC 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409, as successor Trustee thereunder.

Dated SEPTEMBER 25, 2006, executed by CHRISTOPHER SCOTT NELSON to FIRST AMERICAN TITLE COMPANY OF SKAGIT COUNTY as Trustee(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR OWNIT MORTGAGE SOLUTIONS, INC. as Beneficiary, in the amount of \$43,800.00, and filed of record on SEPTEMBER 29, 2006, at Instrument/Entry/Document Number: 200609290215.

PROPERTY ADDRESS: 701 FIDALGO ST, SEDRO WOOLLEY, WA

PREMISES DESCRIBED AS: [parcel # 4149-020-002-000 (P75512)] in SKAGIT County, WA and more completely described as:

**LEGAL DESCRIPTION:**

Lots 1 and 2, Block 20, "PLAT OF THE TOWN OF SEDRO", as per plat recorded in Volume I of Plats, page 17, records of Skagit County, Washington.

**NOW THEREFORE, HSBC BANK USA, N.A., AS TRUSTEE** of the above described instrument, in consideration of full payment and satisfaction of the debt secured thereunder, **HEREBY RECONVEYS**, releases, and discharges, without warranty, to the person or persons legally entitled thereto, the estate, title and interest now held by it, and authorizes and instructs the clerk or recorder to enter satisfaction of and cancel of record the deed of trust.

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ACTING SOLELY AS NOMINEE  
FOR OWNIT MORTGAGE SOLUTIONS, INC.**

**HSBC BANK USA, N.A., AS TRUSTEE**  
by it's attorney-in-fact  
Ocwen Loan Servicing, LLC  
**SUBSTITUTE TRUSTEE**

By: \_\_\_\_\_

Name: Kevin M. Jackson  
Title: Vice President

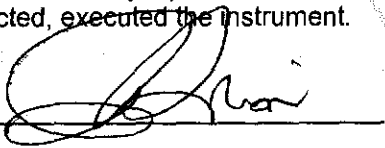
\_\_\_\_\_  
Name: Scott W. Anderson  
Title: Sr. Vice President of Residential  
Loan Servicing

**P.O.A Recorded on: DECEMBER 03, 2008**  
**Instrument number : 2008-12030037**

State of Florida , County of Palm Beach)

On AUGUST 03, 2009, before me, the undersigned Notary Public, personally appeared, Kevin M. Jackson, Vice President of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR OWNIT MORTGAGE SOLUTIONS, INC.** and Scott W. Anderson, the Sr. Vice President of Residential Loan Servicing, Ocwen Loan Servicing, LLC, Attorney-in-Fact for **HSBC BANK USA, N.A., AS TRUSTEE** and both being personally known to me to be the person(s) whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their respective authorized capacities as Vice President and Sr. Vice President of Residential Loan Servicing, and that by their signatures on the instrument, the entity upon behalf of which the persons acted, executed the instrument.

Notary



NOTARY STAMP

NOTARY PUBLIC-STATE OF FLORIDA  
Leticia N. Arias  
Commission #DD737904  
Expires: NOV. 29, 2011  
BONDED THRU ATLANTIC BONDING CO., INC.



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