



200910150030

Skagit County Auditor

10/15/2009 Page 1 of 2 9:51AM

When Recorded return To:

DOCX

1111 Alderman Drive

Suite 350

Alpharetta, GA 30005

Document Prepared By:

Ronald E Meharg, 888-362-9638

Property Address:

516 NELSON STREET

SEDRO WOOLLEY, WA 98284

Recording Recorded By:

MorEquity, Inc.

Space Above for Recorder's Use Only

MOR	891	3799205
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MIN #: 100372407054540179

MERS Telephone #:

888/679-6377CRef#:10/25/2009-PRef#:R061-PO

F Date:08/26/2009-Print Batch ID:94506

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. as nominee for Wilmington Finance, Inc., whose address is 3300 S.W. 34th Avenue, Suite 101, Oscala, FL 34474, 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): **WALTER J. PARKER AND PHILLIS E. PARKER, HUSBAND AND WIFE**

Original Trustee: **UNITED TITLE**

Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR WILMINGTON FINANCE, INC.**

Date of Deed of Trust: **06/07/2007**

Loan Amount: **\$156,000.00**

Recording Date: **06/15/2007** Book: **NA** Page: **NA** Document #: **200706150114**

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 **10/13/2009**.

Mortgage Electronic Registration Systems, Inc.
as nominee for **Wilmington Finance, Inc.**

Fidelity National Title Insurance Company

Rita Knowles
Vice President

Linda J. Green
Vice President, Loan Documentation

State of GA
County of Fulton

On this date of 10/13/2009, before me the undersigned authority, personally appeared Rita Knowles and Linda J. Green, personally known to me to be the persons whose names are subscribed on the within instrument as the Vice President and Vice President, Loan Documentation of Mortgage Electronic Registration Systems, Inc. as nominee for Wilmington Finance, Inc., 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: Shanna Hunt

My Commission Expires: 03/03/2013



Shanna Hunt
NOTARY PUBLIC
Fulton County
State of Georgia
My Commission Expires
March 3, 2013



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Skagit County Auditor