



200910300037

Skagit County Auditor

10/30/2009 Page 1 of 2 10:22AM

When Recorded return To:

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1111 Alderman Drive
Suite 350
Alpharetta, GA 30005

Document Prepared By:
Ronald E Meharg, 888-362-9638

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WELLS	708	0255790123
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Property Address:
17184 BULLTROUT LANE
MOUNT VERNON, WA 98274

MIN #: 100162500017388605
MERS Telephone #:
888/679-6377CRef#:08/08/2009-PPref#:R089-P
OF Date:07/09/2009-Print Batch ID:86731

Recording Recorded By:
Wells Fargo Bank, N.A.

WAstдор-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 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): **THOMAS P HIXSON AND TIA B HIXSON, HUSBAND AND WIFE**

Original Trustee: **FIRST AMERICAN TITLE**

Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR OHIO SAVINGS BANK**

Date of Deed of Trust: **11/07/2006**

Loan Amount: **\$327,960.00**

Recording Date: **11/09/2006** Book: **N/A** Page: **N/A** Document #: **200611090070**

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 **07/16/2009**.

Mortgage Electronic Registration Systems, Inc.

Wells Fargo Financial National Bank, a National Banking Association

Christina Huang
Vice President

Brent Bagley
Title Officer

State of GA
County of Fulton

On this date of **07/16/2009**, before me the undersigned authority, personally appeared **Christina Huang** 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



200910300037
Skagit County Auditor

10/30/2009 Page

2 of

2 10:22AM