



200911300136

Skagit County Auditor

11/30/2009 Page

1 of

1 10:52AM

When Recorded return To:

DOCX

1111 Alderman Drive

Suite 350

Alpharetta, GA 30005

Space Above for Recorder's Use Only

Property Address:

3107 BRIARWOOD CIR

MOUNT VERNON, WA 98273

Recording Recorded By:

Wells Fargo Bank, N.A.

WELLS

708

0077617876

CRef#:11/29/2009-PRef#:R089-POF

Date:10/30/2009-Print Batch ID:97470

WAsdcor-eR2.0 11/17/2009

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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, Wells Fargo Bank, N. A., whose address is 2701 WELLS FARGO WAY, X9901-L1R, MINNEAPOLIS, MN 55467, 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): **WILLIAM P WAGNER AND VICKI WAGNER, HUSBAND AND WIFE**

Original Trustee: **NORTHWEST TRUSTEE SERVICES LLC**

Original Beneficiary: **WELLS FARGO BANK, N.A.**

Date of Deed of Trust: **07/23/2007**

Loan Amount: **\$259,450.00**

Recording Date: **07/31/2007** Book: **NA** Page: **NA** Document #: **200707310076**

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 **11/19/2009**.

Wells Fargo Bank, N. A.

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


Christina Huang

Vice Pres. Loan Documentation


Cheryl Thomas

Title Officer

State of **GA**

County of **Fulton**

On this date of **11/19/2009**, before me the undersigned authority, personally appeared **Christina Huang** and **Cheryl Thomas**, personally known to me to be the persons whose names are subscribed on the within instrument as the **Vice Pres. Loan Documentation** and **Title Officer of Wells Fargo Bank, N. A.**, 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: **Dianne Miskell**

My Commission Expires: **04/09/2013**



**Dianne Miskell
NOTARY PUBLIC
Fulton County
State of Georgia
My Commission Expires
April 9, 2013**