



200912140082
Skagit County Auditor

12/14/2009 Page 1 of 2 9:42AM

When Recorded return To:
DOCX
1111 Alderman Drive
Suite 350
Alpharetta, GA 30005

Space Above for Recorder's Use Only

Property Address:
711 N 18TH PLACE
MOUNT VERNON, WA 98273
Recording Recorded By:
Wells Fargo Bank, N.A.

WELLS	708	0205052939
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MIN #: 100050300005945028
MERS Telephone #:
888/679-6377 CRef#:12/19/2009-PRef#:R089-PO
F Date:11/19/2009-Print Batch ID:98881
WAsdor-eR2.0 11/17/2009 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): **ANTHONY J COOK AND AMELIA M COOK, HUSBAND AND WIFE**

Original Trustee: **CHICAGO TITLE COMPANY**

Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR M&T BANK**

Date of Deed of Trust: **05/21/2007**

Loan Amount: **\$240,750.00**

Recording Date: **05/25/2007** Book: **N/A** Page: **N/A** Document #: **200705250117**

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 **12/08/2009**.

Mortgage Electronic Registration Systems, Inc.

Wells Fargo Financial National Bank, a National Banking Association


Christina Huang
Assistant Secretary

Brent Bagley
Title Officer

State of **GA**
County of **Fulton**

On this date of **12/08/2009**, 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 **Assistant Secretary** 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: **Dianne Miskell**
My Commission Expires: **04/09/2013**



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



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Skagit County Auditor