



200912300040
Skagit County Auditor

12/30/2009 Page 1 of 211:09AM

Record and Return To:
JPMorgan Chase Bank, N.A.
Loan Servicing
710 Kansas Lane, LA4-2107
Monroe, LA 71203

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

The undersigned, Holder of the Note secured by Deed of Trust dated December 13, 2004 made by RICHARD L BEST AND RUTH BEST, Trustor(s) to CRC CALIFORNIA RECONVEYANCE COMPANY, Trustee for WASHINGTON MUTUAL BANK, Beneficiary, which Deed of Trust was recorded December 17, 2004 in the Recorder's office, County of SKAGIT, State of Washington, in Official Records as Volume/Book NA Page NA Document 200412170138, as the undersigned Holder hereby substitutes J.P. MORGAN CHASE CUSTODY SERVICES, INC. as Trustee in lieu of the Trustee therein.

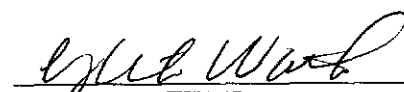
Parcel Number:

Property address known as 11156 PEACOCK LN., BURLINGTON WA 98233

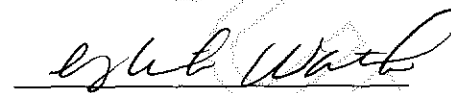
J.P. MORGAN CHASE CUSTODY SERVICES, INC. hereby accepts said appointment as Trustee under the above Deed of Trust, and as Successor Trustee, and pursuant to the request of said Holder and in accordance with the provisions of said Deed of Trust, does hereby reconvey without warranty, to the person(s) legally entitled thereto, all the estate now held by it under said Deed of Trust.

In witness whereof the undersigned Holder and J.P. MORGAN CHASE CUSTODY SERVICES, INC. as Successor Trustee, has caused this instrument to be executed this 12/16/09, each in its respective interest.

JPMORGAN CHASE BANK, N.A. S/B/M TO
WASHINGTON MUTUAL BANK


YAKITA WATKINS
Vice President

J.P. MORGAN CHASE CUSTODY SERVICES,
INC. Substitute Trustee

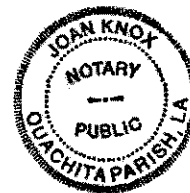

YAKITA WATKINS
Vice President

State of Louisiana
Parish/County of OUACHITA

On this 12/16/09, before me appeared YAKITA WATKINS, to me personally known, who, being by me duly sworn (or affirmed) did say the he/she is the Vice President, of JPMORGAN CHASE BANK, N.A. S/B/M TO WASHINGTON MUTUAL BANK and that the seal affixed to said instrument is the corporate seal of said corporation by authority of its Board of Directors (or trustees) and that YAKITA WATKINS acknowledged the instrument to be the free act and deed of the corporation (or association).

Witness my hand and signature which certifies as my seal.

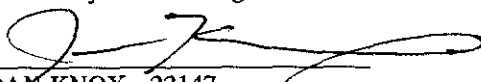

JOAN KNOX - 22147
Notary Public
LIFETIME COMMISSION

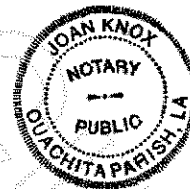


State of Louisiana
Parish/County of OUACHITA

On 12/16/09 before me JOAN KNOX - 22147, personally appeared YAKITA WATKINS Vice President, of J.P. Morgan Chase Custody Services Inc., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed it for the uses and purposes therein mentioned as his/her/their free act and deed.

Witness my hand and signature which certifies as my seal.


JOAN KNOX - 22147
Notary Public
LIFETIME COMMISSION



Prepared by: MA CECILIA DOMINGO
JPMorgan Chase Bank, N.A.
Loan Servicing
710 Kansas Lane, LA4-2107
Monroe, LA 71203
Telephone Nbr: 1-800-965-4395
Min:

Loan No.: 00449400280084
County of: SKAGIT
Investor No.:
Outbound Date: 12/10/09
Investor Loan No.:
MERS Phone, if applicable: 1-888-679-6377

WA05
09/29/08



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