



201001250110  
Skagit County Auditor

1/25/2010 Page 1 of 2 10:03AM

When Recorded return To:  
**DOCX LLC**  
1111 Alderman Drive, #350  
Alpharetta, GA 30005

Space Above for Recorder's Use Only

Property Address:  
**3003 WITHERS PLACE**  
**MOUNT VERNON, WA 98274**  
Recording Recorded By:  
**Midland Mortgage Co.**

<b>MID</b>	<b>000</b>	<b>0052530678</b>
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MIN #: 100085200589348525

MERS Telephone #:

888/679-6377CRef#:03/01/2010-PRef#:R058-PO

F Date:12/31/2009-Print Batch ID:101893

WAstdor-eR2.0 12/22/2009

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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 System, Inc. ("MERS"), as nominee for First Horizon Home Loan Corporation, 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, **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): **RICHARD H. BENDER & RAE JEAN BENDER, HUSBAND AND WIFE**

Original Trustee: **LAND TITLE COMPANY**

Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST HORIZON HOME LOAN CORPORATION**

Date of Deed of Trust: **10/12/2006**

Loan Amount: **\$245,036.00**


Recording Date: **10/17/2006** Book: **N/A** Page: **N/A** Document #: **200610170091**

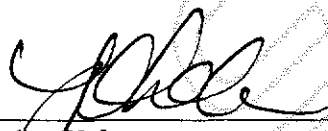
and recorded in the official records of the **County of Skagit, State of Washington** affecting Real Property and more particularly described on said Deed of Trust referred to herein.

**IN WITNESS WHEREOF**, the undersigned has caused these presents to be executed on this date of **01/18/2010**.

**Mortgage Electronic Registration System, Inc.**  
("MERS"), as nominee for First Horizon Home  
Loan Corporation

**Fidelity National Title Insurance Company**

  
Linda Thoresen  
Vice President

  
Jessica Ohde  
Asst. Vice Pres. Loan Documentation

State of GA  
County of **Fulton**

On this date of **01/18/2010**, before me the undersigned authority, personally appeared **Linda Thoresen and Jessica Ohde**, personally known to me to be the persons whose names are subscribed on the within instrument as the **Vice President and Asst. Vice Pres. Loan Documentation of Mortgage Electronic Registration System, Inc. ("MERS")**, as nominee for **First Horizon Home Loan Corporation**, 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: **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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