



201001250113
Skagit County Auditor

1/25/2010 Page 1 of 1 10:04AM

When Recorded Return To:
DOCX LLC
1111 Alderman Drive
Ste #350
Alpharetta, GA 30005

This Space for Recorder's Use Only

Property Address:
509 S 2ND ST
LA CONNER, WA 98257
Recording Requested By:
USAA FEDERAL SAVINGS BANK

USA	000	83206862
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CRef#:02/13/2010-PRef#:R060-POF
Date:01/14/2010-Print Batch ID:102062
WAstr-eR2.0 11/17/2009 Copyright (c) 2009 by DOCX LLC



SUBSTITUTION OF TRUSTEE

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; NOW THEREFORE, **USAA FEDERAL SAVINGS BANK("USAA FSB")** whose address is **10750 McDermott Freeway, San Antonio, TX 78288**, 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.

USAA FEDERAL SAVINGS BANK("USAA FSB"), hereby acknowledges that the Promissory Note and all other indebtedness secured by the Deed of Trust have been fully satisfied and that the successor trustee mentioned herein is hereby requested to reconvey said Deed of Trust.

Original Borrower(s): **JOHN F. WALKER AND JEAN A. WHARTON, HUSBAND AND WIFE**

Original Trustee: **SOCIUS LAW GROUP, P.L.L.C.**

Original Beneficiary: **USAA FEDERAL SAVINGS BANK ("USAA FSB")**

Date of Deed of Trust: **08/19/2005**

Loan Amount: **\$215,000.00**

Recording Date: **09/19/2005** Book: **N/A** Page: **N/A** Document #: **200509190248**

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

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed on this date of **01/20/2010**.

USAA FEDERAL SAVINGS BANK("USAA FSB")

Rita Knowles
Authorized Signer

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

On this date of **01/20/2010**, before me the undersigned authority, personally appeared **Rita Knowles**, personally known to me to be the person whose name is subscribed as the **Authorized Signer** of **USAA FEDERAL SAVINGS BANK("USAA FSB")**, a corporation, on the within instrument, who, being duly affirmed, acknowledged to me that he/she, being authorized to do so, in the capacity therein stated, executed the within instrument for and on behalf of the corporation, as its 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: **Maria Lisa Greenstein**
My Commission Expires: **01/05/2013**



Maria Lisa Greenstein
NOTARY PUBLIC
Fulton County
State of Georgia
My Commission Expires
January 5, 2013