



201011050054

Skagit County Auditor

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Return To:  
Wells Fargo Home Mortgage  
C/O NTC 2100 Alt. 19 North  
Palm Harbor, FL 34683

Loan #: 0205850308

**SUBSTITUTION OF TRUSTEE**

WHEREAS, MATTHEW L JOYCE AND JENIFER L JOYCE was the original Trustor, CHICAGO TITLE COMPANY was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC was the original Beneficiary under that certain Deed of Trust dated 08/28/2007 in SKAGIT County, Washington, under Document # 200708310179, or Book , Page .

WHEREAS, the undersigned Beneficiary is the present Beneficiary under said Deed of Trust and WHEREAS, the undersigned desires to substitute a new Trustee under Deed of Trust in place and stead of said original Trustee thereunder.

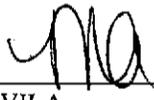
NOW, THEREFORE, the undersigned hereby substitutes WELLS FARGO FINANCIAL NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, as Trustee under said Deed of Trust.

Date: 10/15/2010  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ('MERS') AS NOMINEE FOR  
HOMESTEAD MORTGAGE, INC.

By:   
BRYAN BLY, VICE PRESIDENT

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 15th day of October in the year 2010, by BRYAN BLY as VICE PRESIDENT for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ('MERS') AS NOMINEE FOR HOMESTEAD MORTGAGE, INC., a corporation.

  
MIRANDA AVILA  
Notary Public - State of FLORIDA  
Commission expires: 08/22/2014

 Notary Public, State of Florida  
Miranda Avila  
My Commission EE019063  
Expires 08/22/2014

WFHRC 12665015 -@ CJ2761637 100463800502679856 MERS PHONE 1-888-679-MERS  
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