

Return To:
SunTrust Mortgage, Inc.
C/O NTC 2100 Alt. 19 North
Palm Harbor, FL 34683



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Skagit County Auditor

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Loan #: 0234471381

SUBSTITUTION OF TRUSTEE

WHEREAS, GORDON R JAMES AND REBECCA A JAMES was the original Trustor, GUARDIAN NORTHWEST TITLE & ESCROW was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. was the original Beneficiary under that certain Deed of Trust dated in SKAGIT County, Washington, under Document # 200808130061, 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 NATIONWIDE TITLE CLEARING, INC., a Washington State corporation, as Trustee under said Deed of Trust.

Date: 01/20/2011

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE FOR PEOPLES BANK

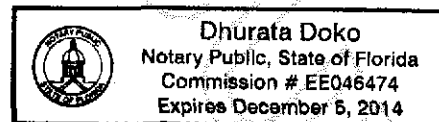
By: _____

BRYAN BLY
VICE PRESIDENT

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 20th day of January in the year 2011, by BRYAN BLY as VICE PRESIDENT for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE FOR PEOPLES BANK, who, as such VICE PRESIDENT being authorized so to do, executed the foregoing instrument for the purposes therein contained. He/she is personally known to me.

DHURATA DOKO
Notary Public - State of FLORIDA
Commission expires: 12/05/2014



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