

Record and Return To:
JPMorgan Chase Bank, N.A.
Reconveyance Services
780 Kansas Lane, Suite A
Monroe, LA 71203



201106300081
Skagit County Auditor

6/30/2011 Page 1 of 2 12:04PM

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

The undersigned, Holder of the Note secured by Deed of Trust dated October 23, 2009 made by JAMES D PITTIS AND ROCHELLE R PITTIS, Trustor(s) to FIDELITY NATIONAL TITLE, Trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AXIA FINANCIAL, LLC, Beneficiary, which Deed of Trust was recorded October 30, 2009 in the Recorder's office, County of SKAGIT, State of Washington, in Official Records as Volume/Book NA Page NA Document 200910300121, 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 518 WARNER ST, SEDRO WOOLLEY WA 98284

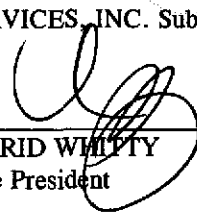
J.P. MORGAN CHASE CUSTODY SERVICES, INC. hereby accepts said appointment as Trustee under the above Deed of Trust, and as Successor Trustee, and pursuant to the request of said Holder and in accordance with the provisions of said Deed of Trust, does hereby reconvey without warranty, to the person(s) 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 June 24, 2011, each in its respective interest.

**MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.**


DONNA ACREE
Assistant Secretary


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


INGRID WHITTY
Vice President

State of Louisiana
Parish/County of OUACHITA

On this June 24, 2011, before me appeared DONNA ACREE, to me personally known, who, being by me duly sworn (or affirmed) did say the he/she is the Assistant Secretary, of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. 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 INGRID WHITTY 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.



SHARON HUTSON - 77031
Notary Public LIFETIME COMMISSION



State of Louisiana
Parish/County of OUACHITA

On June 24, 2011 before me SHARON HUTSON - 77031, personally appeared INGRID WHITTY 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.


SHARON HUTSON - 77031
Notary Public LIFETIME COMMISSION



Prepared by: ZENAIDA FALCESO
JPMorgan Chase Bank, N.A.
Reconveyance Services
780 Kansas Lane, Suite A
Monroe, LA 71203
Telephone Nbr: 1-866-756-8747
Min: 100656400000005139

Loan No.: 1021365215
County of: SKAGIT
Investor No.: 818
Outbound Date: 06/14/11
Investor Loan No.: 1710679174
MERS Phone, if applicable: 1-888-679-6377

WA05
11/23/10



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