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Flagstar Bank
C/O NTC 2100 Alt. 19 North
Palm Harbor, FL 34683



201202210040
Skagit County Auditor

2/21/2012 Page 1 of 1 9:08AM

Loan #: 0501357381

SUBSTITUTION OF TRUSTEE

WHEREAS, DAVID D COX AND PATRICIA B COX was the original Trustor, JOAN H ANDERSON, EVP ON BEHALF OF FLAGSTAR BANK, FSB was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. , AS NOMINEE FOR ABACUS MORTGAGE INC was the original Beneficiary under that certain Deed of Trust recorded in SKAGIT County, Washington, under Document # 200703230091, or Book , Page .

LOTS 4-7, BLOCK 285, MAP OF THE CITY OF ANACORTES
Parcel ID #: 3772-285-007-0000

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.

Dated on 01/31/2012 (MM/DD/YYYY)
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

By: KIM GOELZ
VICE PRESIDENT

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me on 01/31/2012 (MM/DD/YYYY), by KIM GOELZ as VICE PRESIDENT for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

PATRICIA L. VEGA
Notary Public - State of FLORIDA
Commission expires: 11/28/2014

FLGRC 15658116 -@ CJ3524476 100052550135738101 MERS PHONE 1-888-679-MERS
FORM1\RCNWA1



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