



201202210126

Skagit County Auditor

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

2/21/2012 Page 1 of 2 2:10PM

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

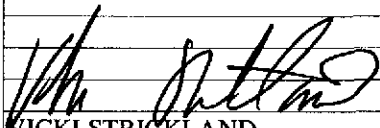
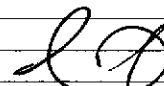
The undersigned, Holder of the Note secured by Deed of Trust dated December 1, 2010 made by ROBERT M HOLT AND SHERI L HOLT, Trustor(s) to GUARDIAN NORTHWEST TITLE COMPANY, Trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PEOPLES BANK, Beneficiary, which Deed of Trust was recorded December 7, 2010 in the Recorder's office, County of SKAGIT, State of Washington, in Official Records as Volume/Book NA Page NA Document 201012070052, 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 17069 ISLAND VIEW DRIVE, LA CONNER WA 98257

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 February 17, 2012, each in its respective interest.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.	J.P. MORGAN CHASE CUSTODY SERVICES, INC. Substitute Trustee
	
VICKI STRICKLAND	INGRID WHITTY
Assistant Secretary	Vice President

State of Louisiana
Parish/County of OUACHITA

On this February 17, 2012, before me appeared VICKI STRICKLAND, 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.

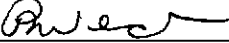

PAMELA WILCHER - 80556
Notary Public LIFETIME COMMISSION



State of Louisiana
Parish/County of OUACHITA

On February 17, 2012 before me PAMELA WILCHER - 80556, 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.


PAMELA WILCHER - 80556
Notary Public LIFETIME COMMISSION



Prepared by: ANNABELE DARASIN
JPMorgan Chase Bank, N.A.
Reconveyance Services
780 Kansas Lane, Suite A
Monroe, LA 71203
Telephone Nbr: 1-866-756-8747
Min: 100135952191924016

Loan No.: 1103800201
County of: SKAGIT
Investor No.: 832
Outbound Date: 02/03/12
Investor Loan No.: 1713091426
MERS Phone, if applicable: 1-888-679-6377

WA05
11/23/10



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