



201202240092
Skagit County Auditor

2/24/2012 Page 1 of 2 3:04PM

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

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

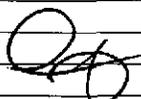
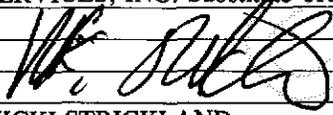
The undersigned, Holder of the Note secured by Deed of Trust dated October 7, 2010 made by RONALD R TOBIAS AND SHARON M TOBIAS, Trustor(s) to LAND TITLE ANACORTES, Trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PEOPLES BANK, Beneficiary, which Deed of Trust was recorded October 25, 2010 in the Recorder's office, County of SKAGIT, State of Washington, in Official Records as Volume/Book NA Page NA Document 201010250098, as the undersigned Holder hereby substitutes J.P. MORGAN CHASE CUSTODY SERVICES, INC. as Trustee in lieu of the Trustee therein.

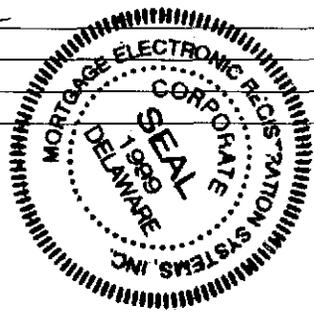
Parcel Number:

Property address known as 1807 LEA PLACE, ANACORTES WA 98221

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 22, 2012, each in its respective interest.

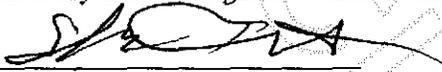
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.	J.P. MORGAN CHASE CUSTODY SERVICES, INC. Substitute Trustee
	
INGRID WHITTY Assistant Secretary	VICKI STRICKLAND Vice President



State of Louisiana
Parish/County of OUACHITA

On this February 22, 2012, before me appeared INGRID WHITTY, 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 VICKI STRICKLAND 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.

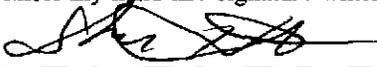

SHARON HUTSON - 77031
Notary Public LIFETIME COMMISSION



State of Louisiana
Parish/County of OUACHITA

On February 22, 2012 before me SHARON HUTSON - 77031, personally appeared VICKI STRICKLAND 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: ROMULITO TOLENTINO
JPMorgan Chase Bank, N.A.
Reconveyance Services
780 Kansas Lane, Suite A
Monroe, LA 71203
Telephone Nbr: 1-866-756-8747
Min: 100135952184114013

Loan No.: 1078879303
County of: SKAGIT
Investor No.: 529
Outbound Date: 02/08/12
Investor Loan No.: 630837139
MERS Phone, if applicable: 1-888-679-6377

WA05
11/23/10



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