



201203120066

Skagit County Auditor

3/12/2012 Page 1 of 2 11:22AM

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 January 17, 2003 made by THEODORE A GAGNER AND JOJO P GAGNER, Trustor(s) to ISLAND TITLE COMPANY, Trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SIB MORTGAGE CORP., Beneficiary, which Deed of Trust was recorded January 28, 2003 in the Recorder's office, County of SKAGIT, State of Washington, in Official Records as Volume/Book NA Page NA Document 200301280109, as the undersigned Holder hereby substitutes J.P. MORGAN CHASE CUSTODY SERVICES, INC. as Trustee in lieu of the Trustee therein.

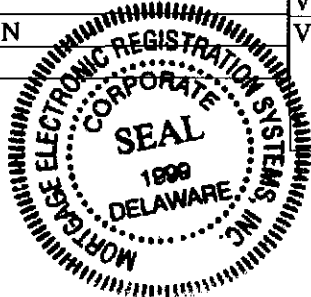
Parcel Number:

Property address known as 1113 41ST STREET, 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 March 8, 2012, each in its respective interest.

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

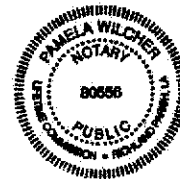


State of Louisiana
Parish/County of OUACHITA

On this March 8, 2012, before me appeared DEANDREA CHAPMAN, 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.


PAMELA WILCHER - 80556
Notary Public LIFETIME COMMISSION

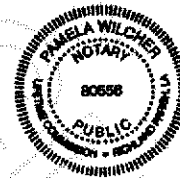


State of Louisiana
Parish/County of OUACHITA

On March 8, 2012 before me PAMELA WILCHER - 80556, 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.


PAMELA WILCHER - 80556
Notary Public LIFETIME COMMISSION



Prepared by: RONALYN CALUZA
JPMorgan Chase Bank, N.A.
Reconveyance Services
780 Kansas Lane, Suite A
Monroe, LA 71203
Telephone Nbr: 1-866-756-8747
Min: 100027310002089266

Loan No.: 1976404414
County of: SKAGIT
Investor No.: 440
Outbound Date: 02/23/12
Investor Loan No.: 1685835542
MERS Phone, if applicable: 1-888-679-6377



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