



201208130028
Skagit County Auditor

8/13/2012 Page 1 of 2 9:33AM

When recorded mail to:
CoreLogic
450 E. Boundary St.
Attn: Release Dept.
Chapin, SC 29036

This space for Recorder's use



Case Nbr: 19162590
Ref Number: 0596576904
Tax ID: 3741-003-012-0008
8/28/2012
Property Address:
801 S 10th St
Mount Vernon, WA 98274-4023
WA0-R-ST 19162590 8/7/2012

Recording Requested By:
Nationstar Mortgage, LLC
Prepared By:
Debora C. Cox
888-603-9011
450 E. Boundary St.
Chapin, SC 29036

MIN #: 100052550186217211

MERS Phone #: 888-679-6377

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., the present beneficiary for the Deed of Trust described below, does hereby substitute **NSM, LLC** as Trustee under said Deed of Trust in place of **JOAN H. ANDERSON, EVP ON BEHALF OF FLAGSTAR BANK, FSB.**

NSM, LLC, the present trustee under the Deed of Trust described below, in consideration of full payment and satisfaction of the debt secured thereunder, does hereby reconvey, without warranty, to the person(s) legally entitled thereto all of the estate, title and interest under the Deed of Trust described below:

Original Lender: **AXIA FINANCIAL LLC.**
Made By: **ERIK B. PIPKIN, A SINGLE PERSON AND ROBYN L. BEEBE, A SINGLE PERSON AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**
Original Trustee: **JOAN H. ANDERSON, EVP ON BEHALF OF FLAGSTAR BANK, FSB.**
Date of Deed of Trust: **2/8/2008**
Loan Amount: **\$224,500.00**

Recorded in Skagit County, WA on: 2/13/2008, book N/A, page N/A and instrument number **200802130083**

Property Legal Description:
LOT 12, BLOCK 3, "MAP OF MILLETT'S ADDITION TO MT. VERNON, SKAGIT COUNTY, WASHINGTON", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON. APN #: 3741-003-012-0008(P53527)

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 8/8/12

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.**

NSM, LLC

By: Crystal Hudson
Crystal Hudson, Assistant Secretary
State of SC, County of Lexington

By: Ronald E. Rooney
Ronald E. Rooney, Vice President

On this 8/9/12 before me personally appeared **Crystal Hudson, Assistant Secretary of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** and **Ronald E. Rooney, Vice President of NSM, LLC** who provided satisfactory evidence of their identification to be the persons whose names are subscribed to this instrument, and they acknowledged that they executed the foregoing instrument.

Faye M. Mace
Notary Public: **Faye M. Mace**
Newberry County, South Carolina
My Commission Expires: **11/5/2014**



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