



201302250073

Skagit County Auditor

2/25/2013 Page 1 of 2 8:56AM

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

This space for Recorder's use



Case Nbr: 23236295
Ref Number: 0596501659
Tax ID: 4009-000-008-0005
3/11/2013
Property Address:
15003 Channel Ln
La Conner, WA 98257-4734
WA0-R-ST 23236295 2/21/2013

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

MIN #: 1001359-0000005884-9

MERS Phone #: 888-679-6377

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE FOR FIRST PEOPLES BANK, ITS SUCCESSORS AND/OR ASSIGNS, the present beneficiary for the Deed of Trust described below, does hereby substitute **NATIONWIDE TRUSTEE SERVICES, INC., A WASHINGTON CORPORATION** as Trustee under said Deed of Trust in place of **CHICAGO TITLE**.

NATIONWIDE TRUSTEE SERVICES, INC., A WASHINGTON CORPORATION, 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: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PEOPLES BANK**
Made By: **MICHAEL R. LAMBRECHT, AS HIS SEPARATE ESTATE**
Original Trustee: **CHICAGO TITLE**
Date of Deed of Trust: **11/16/2004**
Loan Amount: **\$280,000.00**
Certificate of Title Number: **ABSTRACT LAND**

Recorded in Skagit County, WA on: 11/22/2004, book N/A, page N/A and instrument number **200411220023**

Property Legal Description:
LOT 8, PLAT OF SKAGIT BEACH NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 25, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 2/21/2013

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC. ("MERS"),
AS NOMINEE FOR FIRST PEOPLES BANK,
ITS SUCCESSORS AND/OR ASSIGNS**

By: Crystal Hudson
Crystal Hudson, Assistant Secretary

State of SC, County of Lexington

**NATIONWIDE TRUSTEE SERVICES, INC., A
WASHINGTON CORPORATION**

By: Laurel W. Keen
Laurel W. Keen, Vice President

On this 21 day of February, 2013 before me personally appeared Crystal Hudson, Assistant Secretary of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE FOR FIRST PEOPLES BANK, ITS SUCCESSORS AND/OR ASSIGNS and Laurel W. Keen, Vice President of NATIONWIDE TRUSTEE SERVICES, INC., A WASHINGTON CORPORATION 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.

James B. Krimm
Notary Public: James B. Krimm
Lexington County, South Carolina
My Commission Expires: 12/1/2021

**JAMES B. KRIMM
Notary Public
State of South Carolina
My Commission Expires 12/1/2021**



201302250073
Skagit County Auditor