



201303050066
Skagit County Auditor

3/5/2013 Page 1 of 2 1:39PM

When Recorded Mail To:

Financial Dimensions, Inc.
1400 Lebanon Church Road
Pittsburgh, PA 15236

814 614

**WASHINGTON
SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE**

3770576140166
Investor # 2871

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR WMC MORTGAGE CORP, the undersigned beneficiary, of the Deed of Trust described below, hereby appoints **WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF OCTOBER 1, 2006 SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-WM2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-WM2**, whose address is c/o Ocwen Loan Servicing, LLC 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409, as successor Trustee thereunder.

Dated MAY 16, 2006, executed by MAGDALENA CARRASCO to BISHOP & LYNCH OF KUNG COUNTY as Trustee(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR WMC MORTGAGE CORP as Beneficiary, in the amount of \$51,500.00, and filed of record on MAY 19, 2006, at Instrument/Entry/Document Number: 200605190066.
PROPERTY ADDRESS: 2413 EAST MEADOW BOULEVARD, MOUNT VERNON, WA
PREMISES DESCRIBED AS: [parcel # P104981] in **SKAGIT** County, WA and more completely described as:

LEGAL DESCRIPTION:

Lot 48, THE MEADOW PHASE 1, according to the plat thereof, recorded in Volume 15 of Plats, pages 167 through 172, records of Skagit County, Washington.

NOW THEREFORE, WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF OCTOBER 1, 2006 SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-WM2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-WM2 of the above described instrument, in consideration of full payment and satisfaction of the debt secured thereunder, **HEREBY RECONVEYS**, releases, and discharges, without warranty, to the person or persons legally entitled thereto, the estate, title and interest now held by it, and authorizes and instructs the clerk or recorder to enter satisfaction of and cancel of record the deed of trust.

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. (MERS)**

By: 
Name: Leticia N. Arias
Title: Assistant Secretary

**SUBSTITUTE TRUSTEE
WELLS FARGO BANK, NATIONAL
ASSOCIATION, AS TRUSTEE UNDER
POOLING AND SERVICING AGREEMENT
DATED AS OF OCTOBER 1, 2006
SECURITIZED ASSET BACKED
RECEIVABLES LLC TRUST 2006-WM2
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2006-WM2
by it's attorney-in-fact
Ocwen Loan Servicing, LLC**


Name: Yaniali Martinez
Title: Contract Manager

State of Florida , County of Palm Beach)

On JANUARY 31, 2013, before me, the undersigned Notary Public, personally appeared, Leticia N. Arias, Assistant Secretary, of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, and Yamali Martinez, Contract Manager at Ocwen Loan Servicing, LLC, Attorney-in-Fact for **WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF OCTOBER 1, 2006 SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-WM2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-WM2** and both being personally known to me to be the person(s) whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their respective authorized capacities as Assistant Secretary and Contract Manager and that by their signatures on the instrument, the entity upon behalf of which the persons acted, executed the instrument.

NOTARY STAMP

NOTARY PUBLIC-STATE OF FLORIDA
Jami Dorobiala
Commission #DD878994
Expires: APR. 08, 2013
BONDED THRU ATLANTIC BONDING CO., INC.

Notary

Jami Dorobiala



201303050066
Skagit County Auditor