



201304080200
Skagit County Auditor

4/8/2013 Page 1 of 2 1:23PM

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

This space for Recorder's use



Case Nbr: 23802250
Ref Number: 0596773376
Tax ID: P81992
4/9/2013
Property Address:
2801 Club Ct Unit 311
Mount Vernon, WA 98273-8473
WA0-R-ST 23802250 4/4/2013

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

MIN #: 10040940000044351 MERS Phone #: 888-679-6377

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE FOR AMERIBANK MORTGAGE COMPANY, LLC, 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 **LAND TITLE COMPANY**.

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., ("MERS"), AS NOMINEE FOR AMERIBANK MORTGAGE COMPANY, LLC.**
Made By: **DAVID J. HOWSON AND SHARON F. HOWSON, HUSBAND AND WIFE**
Original Trustee: **LAND TITLE COMPANY**
Date of Deed of Trust: **8/19/2008**
Loan Amount: **\$218,200.00**
Certificate of Title Number: **ABSTRACT LAND**

Recorded in Skagit County, WA on: 8/29/2008, book N/A, page N/A and instrument number **200808290134**

ReRecorded in Skagit County, WA on: 10/13/2008, book N/A, page N/A and instrument number **200810130119**

Property Legal Description:

APARTMENT UNIT 311, "NORTHRIDGE ESTATES CONDOMINIUM," AS SHOWN ON "SURVEY AND FLOOR PLANS", FILED MAY 31, 1984, UNDER AUDITOR'S FILE NO. 8405310048, IN VOLUME 13 OF PLATS, PAGES 97 THROUGH 105 INCLUSIVE, AND AS IDENTIFIED IN DECLARATION RECORDED MAY 31, 1984, UNDER AUDITOR'S FILE NO. 8405310049 AND AS FURTHER IDENTIFIED BY AMENDMENTS TO SAID DECLARATION RECORDED OCTOBER 1, 1984, AUGUST 12, 1985, SEPTEMBER 5, 1986, SEPTEMBER 1, 1987, JANUARY 10, 1989, NOVEMBER 2, 1989, MARCH 8, 1990, AUGUST 28, 1990, NOVEMBER 14, 1990 AND JANUARY 14, 1991, UNDER AUDITOR'S FILE NOS. 8410010003, 8508120022, 8609050017, 8709010046, 8901100091, 8911130095, 9003090090, 9008280039, 9011140055 AND 910114051, RESPECTIVELY. SAID CONDOMINIUM BEING A PORTION OF TRACT "B" OF "REVISION TO PLAT OF FIRWEST ESTATES, DIVISION NO. 1", AS PER PLAT RECORDED 11 VOLUME 12 OF PLATS, PAGES 89 AND 90, RECORDS OF SKAGIT COUNTY, WASHINGTON; THE LEGAL DESCRIPTION BEING PARCELS "A", "C" AND "E" SET FORTH IN ARTICLE 5 OF SAID DECLARATION RECORDED UNDER AUDITOR'S FILE NO. 8002220033. TOGETHER WITH AN UNDIVIDED 1.80 PERCENTAGE INTEREST IN THE COMMON AREA AND LIMITED COMMON AREAS AS SET FORTH IN SAID DECLARATION UNDER AUDITOR'S FILE NO. 8901100091, AND SHOWN ON SAID "SURVEY AND FLOOR PLANS". TOGETHER WITH A NON-EXCLUSIVE AND EXCLUSIVE USE OF THE COMMON AREAS AND LIMITED COMMON AREAS AS SET FORTH IN SAID DECLARATION RECORDED UNDER AUDITOR'S FILE NO. 8901100091. SITUATE IN THE CITY MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 4/5/2013

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC. ("MERS"),
AS NOMINEE FOR AMERIBANK
MORTGAGE COMPANY, LLC, ITS
SUCCESSORS AND/OR ASSIGNS**

By: Debra Shealy
Debra Shealy, Assistant Secretary

State of SC, County of Lexington

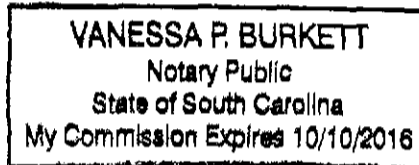
**NATIONWIDE TRUSTEE SERVICES, INC., A
WASHINGTON CORPORATION**

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

On this 05 day of April, 2013 before me personally appeared Debra Shealy, Assistant Secretary of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE FOR AMERIBANK MORTGAGE COMPANY, LLC, 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.

Vanessa P. Burkett

Notary Public: Vanessa P. Burkett
Richland County, South Carolina
My Commission Expires: 10/10/2016



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Skagit County Auditor