



201305030042

Skagit County Auditor

\$87.00

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When recorded mail to:  
**CoreLogic**  
450 E Boundary Street  
Chapin, SC 29036

This space for Recorder's use



Case Nbr: 24836472

Ref Number: 7005898056

Tax ID: 4321-000-042-0001,

5/8/2013

Property Address:

4812 New Woods Pl

Mount Vernon, WA 98274-8728

WA0-R-ST 24836472 4/25/2013

Recording Requested By:

Ameriprise

Prepared By:

Casey Williams

888-603-9011

450 E. Boundary St.

Chapin, SC 29036

MIN #: 1000724-0000047012-3

MERS Phone #: 888-679-6377

## SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR CMG MORTGAGE, INC.**, 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 **GUARDIAN NORTHWEST TITLE & ESCROW**.

**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 CMG MORTGAGE, INC.**

Made By: **R. JOSEPH BEST AND DIANE M BEST, HUSBAND AND WIFE**

Original Trustee: **GUARDIAN NORTHWEST TITLE & ESCROW**

Date of Deed of Trust: **8/24/2011**

Loan Amount: **\$234,000.00**

Recorded in Skagit County, WA on: 8/29/2011, book N/A, page N/A and instrument number **201108290137**

Property Legal Description:

**LOT 42, "PLAT OF EAGLEMONT, PHASE 1A", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 130 THROUGH 146, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., HEREIN REFERRED TO AS PARCEL "A" DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 42, "PLAT OF EAGLEMONT, PHASE 1A", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 130 THROUGH 146, UNDER AUDITOR'S FILE NO. 9401250031, RECORDS OF SKAGIT COUNTY, WASHINGTON AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 37'13" EAST, A DISTANCE OF 69.55 FEET TO A POINT WHICH LIES SOUTH 1 DEGREES 15'52" WEST FROM THE SOUTHEAST CORNER OF SAID LOT 42; THENCE NORTH 1 DEGREES 15'52" EAST, A DISTANCE OF 19.72 FEET TO THE SOUTHEAST CORNER OF LOT 42; THENCE NORTH 89 DEGREES 37'13" WEST ALONG THE SOUTH LINE OF SAID LOT 42, A DISTANCE OF 49.78 FEET; THENCE SOUTH 45 DEGREES 52'41" WEST ALONG THE SOUTH LINE OF LOT 42, A DISTANCE OF 28.14 FEET TO THE TRUE POINT OF BEGINNING.**

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 4-25-13

MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC. ("MERS")  
AS NOMINEE FOR CMG MORTGAGE, INC.

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 4-25-13 before me personally appeared Crystal Hudson, Assistant Secretary of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR CMG MORTGAGE, INC. 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.

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

FAYE M. MACE  
Notary Public  
State of South Carolina  
My Commission Expires 11/5/2014



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