



Record and Return to:
Lien Release
JPMorgan Chase Bank, N.A.
700 Kansas Lane
Mail Code LA4-3120
Monroe, La 71203

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

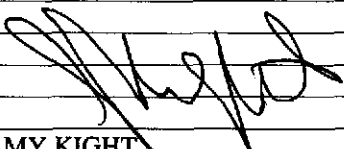
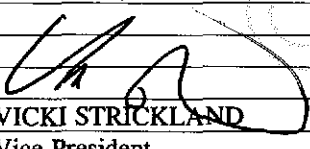
The undersigned, Holder of the Note secured by Deed of Trust dated February 18, 2009 made by DAVID R WELSH AND DEBRA L WELSH, Trustor(s) to GUARDIAN NORTHWEST TITLE, Trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A., Beneficiary, which Deed of Trust was recorded February 27, 2009 in the Recorder's office, County of SKAGIT, State of Washington, in Official Records as Volume/Book NA Page NA Document 200902270112, as the undersigned Holder hereby substitutes J.P. MORGAN CHASE CUSTODY SERVICES, INC. as Trustee in lieu of the Trustee therein.

Parcel Number:

Property address known as 13323 EAGLE STREET, ANACORTES WA 98221

J.P. MORGAN CHASE CUSTODY SERVICES, INC. hereby accepts said appointment as Trustee under the above Deed of Trust, and as Successor Trustee, and pursuant to the request of said Holder and in accordance with the provisions of said Deed of Trust, does hereby reconvey without warranty, to the person(s) legally entitled thereto, all the estate now held by it under said Deed of Trust.

In witness whereof the undersigned Holder and J.P. MORGAN CHASE CUSTODY SERVICES, INC. as Successor Trustee, has caused this instrument to be executed this May 2, 2013, each in its respective interest.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.	J.P. MORGAN CHASE CUSTODY SERVICES, INC. Substitute Trustee
	
AMY KIGHT Assistant Secretary	VICKI STRICKLAND Vice President

State of Louisiana
Parish/County of Ouachita

On this May 2, 2013, before me appeared AMY KIGHT, to me personally known, who, being by me duly sworn (or affirmed) did say the he/she is the Assistant Secretary, of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. and that the seal affixed to said instrument is the corporate seal of said corporation by authority of its Board of Directors (or trustees) and that VICKI STRICKLAND acknowledged the instrument to be the free act and deed of the corporation (or association).

Witness my hand and signature which certifies as my seal.



VICKI C. KNIGHTEN - 54231
Notary Public Lifetime Commission



State of Louisiana
Parish/County of Ouachita

On May 2, 2013 before me VICKI C. KNIGHTEN - 54231, personally appeared VICKI STRICKLAND Vice President, of J.P. Morgan Chase Custody Services Inc., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed it for the uses and purposes therein mentioned as his/her/their free act and deed.

Witness my hand and signature which certifies as my seal.


VICKI C. KNIGHTEN - 54231
Notary Public Lifetime Commission



Loan No.: 4502227175
Outbound Date: 05/08/13
Min: 100749500709423399
MERS Phone, if applicable: 1-888-679-6377
Chase Telephone Nbr: 1-866-756-8747

WA05
07/26/12GC

