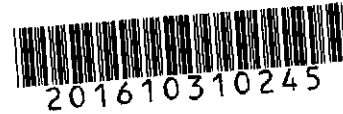


**Return Address:**  
**GUILD ADMINISTRATION CORP.**  
**P. O. BOX 85304**  
**SAN DIEGO, CA 92186**



Skagit County Auditor  
10/31/2016 Page

1 of

\$90.00  
3 12:38PM

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

**Document Title(s)** (or transactions contained therein): (all areas applicable to your document must be filled in)

1. SUBSTITUTION OF TRUSTEE
2. DEED OF RECONVEYANCE

**Reference Number(s) of Documents assigned or released:**

Original Recording Information: Book \_\_\_\_\_ Page \_\_\_\_\_ or Instrument # 201507160101

Additional reference #'s on page \_\_\_\_\_ of document

**Grantor(s)** (Last name, first name, initials)

1. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS
2. FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON, A WASHINGTON CORPORATION

Additional names on page \_\_\_\_\_ of document.

**Grantee(s)** (Last name first, then first name and initials)

1. GUILD ADMINISTRATION CORPORATION
2. FREY, MARGARET A
3. FREY, JEFFREY A

Additional names on page \_\_\_\_\_ of document.

**Legal description** (abbreviated: i.e. lot, block, plat or section, township, range)

LOT 5, PRAIRIE ACRES III, V 12 P 74

Additional legal is on page \_\_\_\_\_ of document.

**Assessor's Property Tax Parcel/Account Number**

44070000050006 \ P81581

Assessor Tax # not yet assigned

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

WHEN RECORDED, RETURN TO:

GUILD ADMINISTRATION CORP.  
P.O. BOX 85304  
SAN DIEGO, CA. 92186

LFS005608F  
878 1005608

FREY, MARGARET A MERS PHONE: 1-888-679-6377 MIN: 100019987810056080

**SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for Guild Mortgage Company, a California Corporation, beneficiary of the security instrument, its successors and assigns, the beneficiary under the Deed of Trust, dated JULY 15, 2015 made by MARGARET A FREY AND JEFFREY A FREY, WIFE AND HUSBAND as Trustor, to FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON, A WASHINGTON CORPORATION as Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), as designated nominee for Guild Mortgage Company, a California Corporation, beneficiary of the security instrument, its successors and assigns, as Beneficiary, which Deed of Trust was recorded in SKAGIT COUNTY, WASHINGTON, as Document No. 201507160101 on JULY 16, 2015, hereby Substitutes GUILD ADMINISTRATION CORPORATION, a California Corporation, as Trustee in lieu of the above named Trustee under said deed of Trust. GUILD ADMINISTRATION CORPORATION, hereby accepts said appointment as Trustee under said Deed of Trust and, as successor Trustee, as in Accordance with the provisions of said Deed of Trust does hereby reconvey to the PERSON OR PERSONS LEGALLY ENTITLED THERETO, but without warranty, All the estate, title and interest now held by it under said Deed of Trust.

IN WITNESS WHEREOF said Owner GUILD ADMINISTRATION CORPORATION, has caused this instrument to be executed by their duly authorized officers, this OCT 05 2016

Mortgage Electronic Registration Systems, Inc. ("MERS"), as designated nominee for Guild Mortgage Company, a California Corporation, beneficiary of the security instrument, its successors and assigns

Thelma Cabacungan

Thelma Cabacungan  
Assistant Secretary

Guild Administration Corporation,  
a California Corporation

Gail Windus

Gail Windus  
Assistant Secretary

WHEN RECORDED, RETURN TO:

GUILD ADMINISTRATION CORP.  
P.O. BOX 85304  
SAN DIEGO, CA. 92186

LFS005608F  
878 1005608  
FREY, MARGARET A

**BENEFICIARY**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

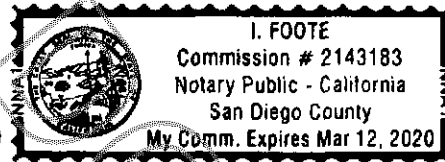
State of California )  
County of San Diego )

On OCT 05 2016 before me, I. Foote, Notary Public, personally appeared Thelma Cabacungan, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

***I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.***

WITNESS my hand and official seal.

Signature I. Foote (Seal)  
I. Foote



**TRUSTEE**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of San Diego )

On OCT 05 2016 before me, I. Foote, Notary Public, personally appeared Gail Windus, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

***I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.***

WITNESS my hand and official seal.

Signature I. Foote (Seal)  
I. Foote

