



200503070087  
Skagit County Auditor

3/7/2005 Page 1 of 1 10:42AM

Assessor's Parcel # 1477-0090-018-0000

Prepared by and mail to:

First Magnus Financial Corporation

603 N. Wilmot

Tucson, Az 85711

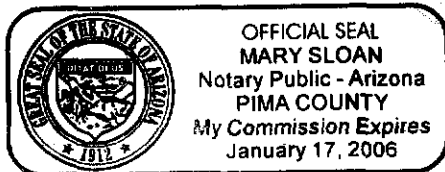
Ln # 4100001748

**SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE**

WHEREAS JAMES B. NELSON AND CORINNE L. NELSON the original Trustor  
And CHICAGO TITLE INSURANCE the original Trustee  
and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) as nominee for  
FIRST MAGNUS FINANCIAL CORPORATION, the Beneficiary under that certain Deed of Trust  
dated NOVEMBER 11, 2004 and recorded NOVEMBER 29, 2004 in AUDITOR # 200411290131 of the  
Official Records of the County of SKAGIT in the State of WASHINGTON and WHEREAS, the  
undersigned Beneficiary desires to substitute a new Trustee under said Deed of Trust in place and stead of  
CHICAGO TITLE INSURANCE. Now therefore, the undersigned hereby substitutes FIRST MAGNUS  
FINANCIAL CORPORATION under said Deed of Trust and does hereby reconvey without warranty to  
the person or persons legally entitled thereto, the Estate now held thereunder.

LEGAL LOT 18 , PLAT OF WASHINGTON PARK ESTATES, ACCORDING TO THE PLAT  
THEREOF RECORDED NOVEMBER 29, 2000, UNDER AUDITORS FILE NO 200011290068,  
RECORDS OF SKAGIT COUNTY, WASHINGTON SITUATED IN SKAGIT COUNTY,  
WASHINGTON WHICH HAS THE ADDRESS OF:  
2510 Washington Blvd., Anacortes, Washington, 98221

STATE: Arizona  
COUNTY OF: Pima



Mortgage Electronic Registration  
Systems, Inc. Beneficiary  
(Mers)

*Geri Johnson*  
Geri Johnson, Asst. Secretary

ON JANUARY 10, 2005 before me  
Mary Sloan, personally appeared Geri Johnson, Asst. Secretary  
of Mortgage Electronic Registration Systems, Inc. (Mers),  
personally known to me (or proved to me on the  
basis of satisfactory evidence) to be the person (s)  
whose name (s) is/are subscribed to the within  
instrument and acknowledged to me that he/she/they  
executed the same in his/her-their authorized capacity(ies)  
and that by his/her/their signature (s) on the instrument or the  
person (s), or the entity upon behalf of which the  
person (s) acted, executed the instrument.

First Magnus Financial Corporation  
Substituted Trustee

*Geri Johnson*  
Geri Johnson

Witness my hand and seal

*Mary Sloan*  
Mary Sloan