



200608160084

Skagit County Auditor

8/16/2006 Page

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1 11:13AM

When recorded mail to:

LSI - North Recording Division

5029 Dudley Blvd

McClellan, CA 95652

(800) 964-3524 2685600

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

Min# 100273900101957503

Loan# 10195750

RECORDING REQUESTED BY:

FIDELITY NATIONAL TITLE

WHEREAS: ROXY SELIGMAN AND ROBERT SELIGMAN, HUSBAND AND WIFE, as the original Trustor, Karen L. Gibbon, P.S., the original Trustee, and Mortgage Electronic Registration Systems (MERS) as nominee for People's Choice Home Loan Inc. the Beneficiary, under that certain Deed of Trust dated **MAY 2, 2005** and recorded on **MAY 9, 2005** as Instrument No. **200505090187**, Book --, Page --, Official Records of the County of **SKAGIT**, State of **Washington**, and affecting the land described in said Deed of Trust, is PAID AND SATISFIED; AND DOES HEREBY consent that the same may be DISCHARGED OF RECORD.

In all references in this instrument to any party, the use of a particular gender or number is intended to include the appropriate gender or number, as the case may be.

WHEREAS the undersigned Beneficiary desires to substitute a new Trustee under said Deed of Trust in place and stead of Karen L. Gibbon, P.S., now therefore, the undersigned hereby substitutes (themselves, himself, herself) as Trustee under said Deed of Trust and does hereby reconvey, without warranty, to the person or persons legally entitled thereto, the Estate now held by him thereunder.

Property address: **3719 W 7TH STREET, ANACORTES, WA 98221**

DATE: **AUGUST 3, 2006**

Mortgage Electronic Registration Systems (MERS) as nominee for People's Choice Home Loan, Inc. a Wyoming Corp

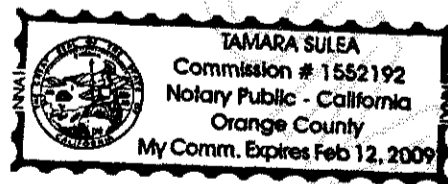
Benjie Alvidera, Assistant Secretary

STATE of California
COUNTY of Orange

On **08/03/2006**, before me, TAMARA SULEA, a Notary Public in and for the County of Orange, State of California, personally appeared Benjie Alvidera, Assistant Secretary, 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, and that by his /her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

TAMARA SULEA

Notary Expires: 02/12/2009 # 1552192



(This area for notarial seal)

Prepared by: **RODRIGO QUERIDO**, 7515 Irvine Center Drive, Suite 200, Irvine, California 92618