



200702120177
Skagit County Auditor

2/12/2007 Page 1 of 2 11:48AM

When Recorded Mail To:
Financial Dimensions, Inc.
1400 Lebanon Church Road
Pittsburgh, PA 15236

Prepared by: ANIL RAMAWAT
Ocwen Loan Servicing, LLC
1661 Worthington Road Suite 100
West Palm Beach, Florida 33409

**WASHINGTON
SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE**

Loan #: 34146910
Investor # 2434

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR WMC MORTGAGE CORP., the undersigned beneficiary, of the Deed of Trust described below, hereby appoints Scott W. Anderson, whose address is 1661 Worthington Road, Suite 100, West Palm Beach, Florida 33409, as successor Trustee thereunder.

Dated DECEMBER 2, 2004, executed by RANDALL L. SAGER AND TRACY M. SAGER to BISHOP & LYNCH OF KING COUNTY as Trustee(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR WMC MORTGAGE CORP. as Beneficiary, in the amount of \$60,427.00, and filed of record on 12-7-04, at Book: _____, Page: _____, Instrument/Entry/Document Number: 200412070080

PROPERTY ADDRESS: 3705 WEST 7TH STREET, ANACORTES, WA

PREMISES DESCRIBED AS: [parcel # 3809-114-016-0000] in SKAGIT County, WA and more completely described as: **LEGAL DESCRIPTION:**

LOTS 14, 15, AND A PORTION OF LOT 16, BLOCK 1114, NORTHERN PACIFIC ADDITION TO THE CITY OF ANACORTES, VOL. 2 OF PLATS, SKAGIT COUNTY, WA.

NOW THEREFORE, Scott W. Anderson, who is the Substitute Trustee of the above described instrument, in consideration of full payment and satisfaction of the debt secured thereunder, **HEREBY RECONVEYS**, releases, and discharges, without warranty, to the person or persons legally entitled thereto, the estate, title and interest now held by it, and authorizes and **instructs the clerk or recorder to enter satisfaction of and cancel of record the deed of trust.**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR WMC MORTGAGE CORP.

SUBSTITUTE TRUSTEE

By:
Name: Neil Dyson
Title: Vice President
State of Florida, County of Palm Beach)

Name: Scott W. Anderson
Title: Substitute Trustee

On JANUARY 11, 2007, before me, the undersigned Notary Public, personally appeared, Neil Dyson, Vice President of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR WMC MORTGAGE CORP.**, and Scott W. Anderson, the Substitute Trustee and both being personally known to me to be the person(s) whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their respective authorized capacities as Vice President and Substitute Trustee, and that by their signatures on the instrument, the entity upon behalf of which the persons acted, executed the instrument.

Notary

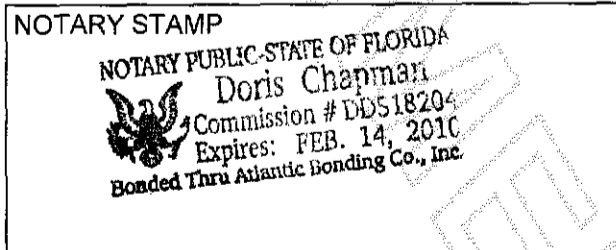


EXHIBIT A

LOTS 14, 15, AND THE EASTERLY 10 FEET OF LOT 16, BLOCK 1114,
NORTHERN PACIFIC ADDITION TO THE CITY OF ANACORTES, ACCORDING
TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 9
THROUGH 11, RECORDS OF SKAGIT COUNTY, WASHINGTON.



200702120177
Skagit County Auditor