



200705040054

Skagit County Auditor

5/4/2007 Page 1 of 2 10:17AM

When Recorded return To:

**DOCX**  
1111 Alderman Drive  
Suite 350  
Alpharetta, GA 30005

Document Prepared By:  
**Ronald E Meharg, 888-362-9638**  
Property Address:  
1416 ALPINE VIEW PLACE  
MOUNT VERNON, WA 98273  
Recording Recorded By:  
Wells Fargo Bank, N.A.

Space Above for Recorder's Use Only

<b>WELL</b>	<b>685</b>	<b>5704851</b>
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MIN #: 10006320000045326  
MERS Telephone #:  
888/679-6377 CRef#: 05/17/2007-PRef#: R055-PO  
F Date: 04/17/2007-Print Batch ID: 23178

WAsdor-eR2.0 04/03/2007 Copyright (c) 2006 by DOCX LLC



**SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE**

**WHEREAS**, that certain Deed of Trust described below provides that the holder of the Note secured by said Deed of Trust may appoint a successor Trustee to any Trustee thereunder appointed; and;

**WHEREAS**, the indebtedness secured by said Deed of Trust having been fully paid and satisfied:

**NOW THEREFORE**, Mortgage Electronic Registration Systems, Inc. "MERS", whose address is 2701 WELLS FARGO WAY, X9901-11R, MINNEAPOLIS, MN 55467, being the present legal owner and holder of the indebtedness secured by said Deed of Trust, does hereby substitute and appoint, Wells Fargo Bank, N.A. whose address is 1111 Alderman Drive, Ste. #350, Attn: Release Dept., Alpharetta, GA 30005, as successor Trustee, and the Trustee does hereby reconvey, without warranty, to the person or persons entitled thereto, all the estate, title, and interest held by it, as Trustee, under said Deed of Trust, to the property described therein.

Original Borrower(s): **ROBERT B SHROEDER AND SHELL-BE SHROEDER, HUSBAND AND WIFE**

Original Trustee: **FIRST AMERICAN TITLE COMPANY OF SKAGIT COUNTY**

Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC AS NOMINEE FOR MANN FINANCIAL INC D/B/A SKAGIT VALLEY MORTGAGE**

Date of Deed of Trust: **12/06/2001**

Loan Amount: **\$264,000.00**

Recording Date: **12/11/2001** Book: **N/A** Page: **N/A** Document #: **200112110081**

and recorded in the official records of the **County of Skagit**, State of **Washington** affecting Real Property and more particularly described on said Deed of Trust referred to herein.

**IN WITNESS WHEREOF**, the undersigned has caused these presents to be executed on this date of **04/27/2007**.

**Mortgage Electronic Registration Systems, Inc. "MERS"**

**Wells Fargo Bank, N.A.**


\_\_\_\_\_  
**Linda Green**  
Assistant Secretary

\_\_\_\_\_  
**Linda Green**  
Vice Pres. Loan Documentation

State of GA  
County of Fulton

On this date of 04/27/2007, before me, the undersigned authority, a Notary Public duly commissioned, qualified and acting within and for the aforementioned State and City/County, personally appeared the within named **Linda Green** and **Linda Green**, known to me (or identified to me on the basis of satisfactory evidence) that they are the **Vice Pres. Loan Documentation and Assistant Secretary of Mortgage Electronic Registration Systems, Inc. "MERS"** and **Wells Fargo Bank, N.A.** respectively, and were duly authorized in their respective capacities to execute the foregoing instrument(s) for and in the name and in behalf of said corporation and that said corporation executed the same, and further stated and acknowledged that they had so signed, executed and delivered said instrument(s) for the consideration, uses and purposes therein mentioned and set forth.

Witness my hand and official seal on the date hereinabove set forth.

  
Notary Public:



DIANNE MISKELL  
Notary Public - Georgia  
Fulton County  
My Comm. Expires June 14, 2008



200705040054  
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5/4/2007 Page

2 of

2 10:17AM