



200802190054  
Skagit County Auditor

2/19/2008 Page 1 of 2 9:00AM

When Recorded return To:  
**DOCX**  
1111 Alderman Drive  
Suite 350  
Alpharetta, GA 30005

Document Prepared By:  
**Ronald E Meharg, 888-362-9638**  
Property Address:  
**16800 CHILBERG AVE  
LA CONNER, WA 98257**  
Recording Recorded By:  
**Wells Fargo Bank, N.A.**

Space Above for Recorder's Use Only

<b>WELL</b>	<b>708</b>	<b>0127900231</b>
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**MIN #: 100163500319303160**  
**MERS Telephone #:**  
**888/679-6377CRef#:03/01/2008-PPref#:R089-PO**  
**F Date:01/31/2008-Print Batch ID:43919**

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**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., whose address is P.O. Box 2026, Flint, MI 48501-2026, being the present legal owner and holder of the indebtedness secured by said Deed of Trust, does hereby substitute and appoint, Wells Fargo Financial National Bank, a National Banking Association 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): **JAMES N. NELSON AND JOANNE G. NELSON, HUSBAND AND WIFE**

Original Trustee: **LAND TITLE-SKAGIT**

Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FRONTIER BANK**

Date of Deed of Trust: **04/14/2003**

Loan Amount: **\$296,000.00**

Recording Date: **04/18/2003** Book: **N/A** Page: **N/A** Document #: **200304180008**

Recording Date: **04/25/2003** Document #: **200304250184**

Misc. Comments: **THIRD RECORDING INFO**

**RECORDED DATE: 05/06/2003**

**INSTRUMENT NUMBER: 200305060148**

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 **02/07/2008**.

**Mortgage Electronic Registration Systems, Inc.**

**Wells Fargo Financial National Bank, a National Banking Association**


\_\_\_\_\_  
**Linda Green**  
Vice President

\_\_\_\_\_  
**Brent Bagley**  
Title Officer

State of GA  
County of Fulton

On this date of 02/07/2008, 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 **Brent Bagley** and **Linda Green**, known to me (or identified to me on the basis of satisfactory evidence) that they are the **Title Officer** and **Vice President** of **Mortgage Electronic Registration Systems, Inc.** and **Wells Fargo Financial National Bank, a National Banking Association** 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:



Nchimunya Hamwanza  
NOTARY PUBLIC  
Fulton County  
State of Georgia  
My Commission Expires  
September 4, 2011



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Skagit County Auditor