



200807160021

Skagit County Auditor

7/16/2008 Page 1 of 2 10:09AM

When Recorded return To:

DOCX LLC
1111 Alderman Drive
Ste #350
Alpharetta, GA 30005

Document Prepared By:
Ronald E Meharg, 888-362-9638

Space Above for Recorder's Use Only

CITRL	874	0122785561
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Property Address:
1315 VIRGINIA ST
MOUNT VERNON, WA 98273

CRef#:08/25/2008-PRef#:R095-POF
Date:06/26/2008-Print Batch ID:54710

Recording Recorded By:
CITI Residential Lending

WAstdor-eR2.0 06/28/2008 Copyright (c) 2008 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, CITI RESIDENTIAL LENDING INC., AS ATTORNEY-IN- FACT FOR AMERIQUEST MORTGAGE COMPANY, whose address is **1100 Town & Country, 8th Floor, Orange, CA 92868**, being the present legal owner and holder of the indebtedness secured by said Deed of Trust, does hereby substitute and appoint, **Fidelity National Title Insurance Company** 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): **EPIFANIA GONZALES-HERNANDEZ UNMARRIED, AS HER SEPARATE ESTATE AND RAUL HERNANDEZ MARRIED, AS HIS SEPARATE ESTATE, EACH AS TO AN UNDIVIDED 1/2 INTEREST**

Original Trustee: **FIRST AMERICAN TITLE**

Original Beneficiary: **AMERIQUEST MORTGAGE COMPANY**

Date of Deed of Trust: **06/13/2005**

Loan Amount: **\$91,000.00**

Recording Date: **06/23/2005** Book: **N/A** Page: **N/A** Document #: **200506230100**

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 **07/07/2008**.

CITI RESIDENTIAL LENDING INC., AS ATTORNEY-IN- FACT FOR AMERIQUEST MORTGAGE COMPANY

Fidelity National Title Insurance Company

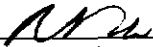
Pat Kingston
Vice President

Korell Harp
Asst Vice Pres., Loan Documentation

State of **GA**
County of **Fulton**

On this date of **07/07/2008**, 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 **Pat Kingston and Korell Harp**, known to me (or identified to me on the basis of satisfactory evidence) that they are the **Vice President and Asst Vice Pres., Loan Documentation of CITI RESIDENTIAL LENDING INC., AS ATTORNEY-IN- FACT FOR AMERIQUEST MORTGAGE COMPANY and Fidelity National Title Insurance Company** 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**
My Commission Expires: **09/04/2011**



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



200807160021
Skagit County Auditor