



200807160022

Skagit County Auditor

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

When Recorded return To:
DOCX LLC
1111 Alderman Drive
Ste #350
Alpharetta, GA 30005

Document Prepared By:
Ronald E Meharg, 888-362-9638
Property Address:
235 MOSS LN
BURLINGTON, WA 98233
Recording Recorded By:
CITI Residential Lending

Space Above for Recorder's Use Only

CITRL	874	0124904400
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CRef#:08/30/2008-PPref#:R095-POF
Date:07/01/2008-Print Batch ID:54710

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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, **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): **DAVID MORENO AND YESENIA MORENO, HUSBAND AND WIFE**

Original Trustee: **FIRST AMERICAN TITLE**

Original Beneficiary: **AMERIQUEST MORTGAGE COMPANY** 200507050161

Date of Deed of Trust: **06/23/2005**

Loan Amount: **\$213,010.00**

Recording Date: **07/05/2005** Book: **N/A** Page: **N/A** Document #: **200707050161**
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

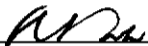
Pat Kingston
Vice President

Koren 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



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Skagit County Auditor