



200808040097

Skagit County Auditor

8/4/2008 Page 1 of 2 9:10AM

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

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

Space Above for Recorder's Use Only

MID	000	0052512667
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Property Address:
1806 BRADLEY DRIVE
ANACORTES, WA 98221

MIN #: 100085200544845060
MERS Telephone #:
888/679-6377CRef#:09/14/2008-PRef#:R058-PO
F Date:07/16/2008-Print Batch ID:56197

Recording Recorded By:
Midland Mortgage Co.

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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. ("MERS"), 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, **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): **ROBERT H. EDWARDS & NAZARE F. EDWARDS, HUSBAND AND WIFE**

Original Trustee: **LAND TITLE COMPANY**

Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR LAND TITLE COMPANY**

Date of Deed of Trust: **07/18/2005**

Loan Amount: **\$205,548.00**

Recording Date: **07/25/2005** Book: **NA** Page: **NA** Document #: **200507250137**

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 **07/24/2008**.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")

Fidelity National Title Insurance Company

Christie Baldwin

Christie Baldwin
Vice President

Linda Green

Linda Green
Asst Vice Pres., Loan Documentation

State of GA
County of Fulton

On this date of 07/24/2008, 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 **Christie Baldwin and Linda Green**, 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 **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")** 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: **Shantavia Thomas**
My Commission Expires: **01/29/2012**



Shantavia Thomas
NOTARY PUBLIC
Fulton County
State of Georgia
My Commission Expires
January 29, 2012



200808040097
Skagit County Auditor