

Record and Return To:
Chase Home Finance LLC
Reconveyance Services
780 Kansas Lane, Suite A
Monroe, LA 71203



200903190044
Skagit County Auditor

3/19/2009 Page 1 of 2 10:04AM

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

The undersigned, Holder of the Note secured by Deed of Trust dated June 13, 2008 made by DAVID R WELSH AND DEBRA L WELSH, Trustor(s) to GUARDIAN NORTHWEST TITLE, Trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK N.A., Beneficiary, which Deed of Trust was recorded June 23, 2008 in the Recorder's office, County of SKAGIT, State of Washington, in Official Records as Volume/Book N/A Page N/A Document 200806230154, as the undersigned Holder hereby substitutes J.P. MORGAN CHASE CUSTODY SERVICES, INC. as Trustee in lieu of the Trustee therein.

Parcel Number:

Property address known as 13323 EAGLE STREET, ANACORTES WA 98221

J.P. MORGAN CHASE CUSTODY SERVICES, INC. hereby accepts said appointment as Trustee under the above Deed of Trust, and as Successor Trustee, and pursuant to the request of said Holder and in accordance with the provisions of said Deed of Trust, does hereby reconvey without warranty, to the person(s) legally entitled thereto, all the estate now held by it under said Deed of Trust.

In witness whereof the undersigned Holder and J.P. MORGAN CHASE CUSTODY SERVICES, INC. as Successor Trustee, has caused this instrument to be executed this 03/09/09, each in its respective interest.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

J.P. MORGAN CHASE CUSTODY SERVICES,
INC. Substitute Trustee

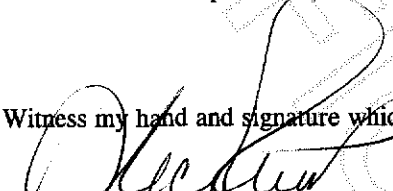

ARLETHIA REED
Vice President

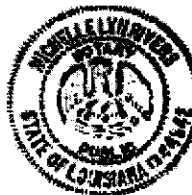

ARLETHIA REED
Vice President

State of Louisiana
Parish/County of OUACHITA

On this 03/09/09, before me appeared ARLETHIA REED, to me personally known, who, being by me duly sworn (or affirmed) did say the he/she is the Vice President, of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. and that the seal affixed to said instrument is the corporate seal of said corporation by authority of its Board of Directors (or trustees) and that ARLETHIA REED acknowledged the instrument to be the free act and deed of the corporation (or association).

Witness my hand and signature which certifies as my seal.


MICHELLE LYN RIVERS - 4642
Notary Public
LIFETIME COMMISSION



State of Louisiana
Parish/County of OUACHITA

On 03/09/09 before me MICHELLE LYN RIVERS - 4642, personally appeared ARLETHIA REED Vice President, of J.P. Morgan Chase Custody Services Inc., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed it for the uses and purposes therein mentioned as his/her/their free act and deed.

Witness my hand and signature which certifies as my seal.


MICHELLE LYN RIVERS - 4642
Notary Public
LIFETIME COMMISSION



Prepared by: JENNIFER ALBERTO
Chase Home Finance LLC
Reconveyance Services
780 Kansas Lane, Suite A
Monroe, LA 71203
Telephone Nbr: 1-800-848-9136
Min: 100085200639353400

Loan No.: 1955569879
County of: SKAGIT
Investor No.: 529
Outbound Date: 03/03/09
Investor Loan No.: 523199015
MERS Phone, if applicable: 1-888-679-6377

WA05
09/29/08

