



201112020025  
Skagit County Auditor

12/2/2011 Page 1 of 1 8:43AM

When recorded mail to:  
**CoreLogic**  
450 E. Boundary St.  
Attn: Release Dept.  
Chapin, SC 29036

This space for Recorder's use



Case Nbr: 16455345  
Ref Number: 0063086417  
Tax ID: P100789  
1/15/2012  
Property Address:  
3712 SHOSHONE  
MOUNT VERNON, WA 98273  
WA0-R-ST 16455345 11/29/2011

Recording Requested By:  
**Mortgage Service Center**  
Prepared By:  
**Debora C. Cox**  
888-603-9011  
450 E. Boundary St.  
Chapin, SC 29036

MIN #: 100105600030138902 MERS Phone #: 888-679-6377

### SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC**, the present beneficiary for the Deed of Trust described below, does hereby substitute **FIRST AMERICAN TITLE INSURANCE COMPANY** as Trustee under said Deed of Trust in place of **CHICAGO TITLE INSURANCE COMPANY**.

**FIRST AMERICAN TITLE INSURANCE COMPANY**, the present trustee under the Deed of Trust described below, in consideration of full payment and satisfaction of the debt secured thereunder, does hereby reconvey, without warranty, to the person(s) legally entitled thereto all of the estate, title and interest under the Deed of Trust described below:

Original Lender: **USAA FEDERAL SAVINGS BANK**  
Made By: **STEPHEN E NICOL AND EMILY C NICOL, HUSBAND AND WIFE**  
Original Trustee: **CHICAGO TITLE INSURANCE COMPANY**  
Date of Deed of Trust: **9/9/2010**  
Loan Amount: **\$325,822.00**


Recorded in **Skagit County, WA** on: **9/15/2010**, book **N/A**, page **N/A** and instrument number **201009150129**

Property Legal Description:  
**LOT 6, "PLAT OF THUNDERBIRD 4," AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 14, 15 AND 16, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.**

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **11/29/2011**

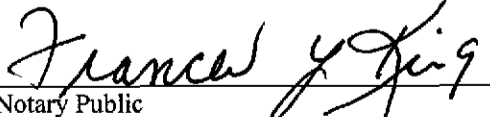
**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC**

**FIRST AMERICAN TITLE INSURANCE COMPANY**

By:   
**Jana Pope, Assistant Vice President**  
State of **SC**, County of **Lexington**

By:   
**Ronald E. Rooney, Authorized Signatory**

The foregoing instrument was acknowledged before me, a Notary Public, on **11/29/2011** by **Jana Pope, Assistant Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC** and **Ronald E. Rooney, Authorized Signatory of FIRST AMERICAN TITLE INSURANCE COMPANY** on behalf of the corporation(s).

  
Notary Public

**FRANCES Y KING**  
Notary Public  
State of South Carolina  
My Commission Expires 05/26/2020