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Flagstar Bank
C/O NTC 2100 Alt. 19 North
Palm Harbor, FL 34683



201205110111
Skagit County Auditor

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Loan #: 0502220752

SUBSTITUTION OF TRUSTEE

WHEREAS, MATTHEW R. TAGGART AND CULLY D. TAGGART was the original Trustor, JOAN H. ANDERSON, EVP ON BEHALF OF FLAGSTAR BANK, FSB, was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC was the original Beneficiary under that certain Deed of Trust recorded in SKAGIT County, Washington, under Document # 200808120105, or Book , Page .
LOT 13, LINDA VISTA ADD.
Parcel ID #: 3945-000-013-0007

WHEREAS, the undersigned Beneficiary is the present Beneficiary under said Deed of Trust and WHEREAS, the undersigned desires to substitute a new Trustee under Deed of Trust in place and stead of said original Trustee thereunder.

NOW, THEREFORE, the undersigned hereby substitutes NATIONWIDE TITLE CLEARING, INC., a Washington State corporation, as Trustee under said Deed of Trust.

Dated on 04/30/2012 (MM/DD/YYYY)
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE FOR TMBG INC., ITS SUCCESSORS AND ASSIGNS

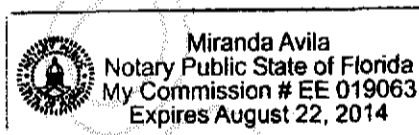
By:


ASHLEY BRABAND
VICE PRESIDENT

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me on 04/30/2012 (MM/DD/YYYY), by ASHLEY BRABAND as VICE PRESIDENT for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE FOR TMBG INC., ITS SUCCESSORS AND ASSIGNS, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.


MIRANDA AVILA
Notary Public - State of FLORIDA
Commission expires: 08/22/2014



FLGRC 16287494 -@ CJ3727684 100052550222075250 MERS PHONE 1-888-679-MERS
FORM1\RCNWA1



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