UNOFFICIAL DOCUMENT

200903260033
Skagit County Auditor
3/26/2009 Page 1 of 2 9:48AM

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

Document Prepared By:
Ronald E Meharg, 888-362-9638
Property Address:
1316 HEATHER LANE
SEDRO WOOLLEY, WA 98284
Recording Recorded By:
Midland Mortgage Co.

Space Above for Recorder's Use Only

MID	000	0052374384

CRef#:03/30/2009-PRef#:R058-POF
Date:01/29/2009-Print Batch ID:74777
WAstdor-eR2.0 02/12/2009 Copyright (c) 2009 by DOCX LLC

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 System, Inc. ("MERS"), as nominee for First Horizon Home Loan Corporation, 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): **PATRICK J. SIMONS, AS HIS SEPARATE ESTATE**
Original Trustee: **PACIFIC TITLE**
Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST HORIZON HOME LOAN CORPORATION**
Date of Deed of Trust: **02/22/2007** Loan Amount: **$238,525.00**
Recording Date: **03/15/2007** Book: **N/A** Page: **N/A** Document #: **200703150107**
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 **03/19/2009.**

Mortgage Electronic Registration System, Inc. ("MERS"), as nominee for First Horizon Home Loan Corporation

Linda Green
Vice President

Fidelity National Title Insurance Company

Pat Kingston
Asst Vice Pres., Loan Documentation

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State of **GA**
County of **Fulton**

On this date of **03/19/2009**, before me the undersigned authority, personally appeared **Linda Green** and **Pat Kingston**, personally known to me to be the persons whose names are subscribed on the within instrument as the **Vice President** and **Asst Vice Pres., Loan Documentation** of **Mortgage Electronic Registration System, Inc. ("MERS"), as nominee for First Horizon Home Loan Corporation,** a corporation and **Fidelity National Title Insurance Company**, a corporation, respectively, who, both being by me duly affirmed, acknowledged to me that they, being authorized to do so, in the capacity therein stated, executed the within instrument for and on behalf of the corporations, as the free and voluntary act and deed, for the consideration, uses and purposes therein contained.

Witness my hand and official seal on the date hereinabove set forth.

Notary Public: **Jonathan Hines**
My Commission Expires: **03/16/2011**

JONATHAN HINES NOTARY PUBLIC FULTON COUNTY, GEORGIA COM. EXP. MAR. 16, 2011

Jonathan Hines
NOTARY PUBLIC
Fulton County
State of Georgia
My Commission Expires
March 16, 2011

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