

Return to:
Nationwide Title Clearing
2100 Alt 19 North
Palm Harbor, FL 34683

Doc # 2004151954
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Date: 02/10/2004 11:27A
Filed by: NATIONWIDE TITLE CLEARING INC
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$28.00

Loan# 1975508425

SUBSTITUTION OF TRUSTEE/DEED OF RECONVEYANCE

WHEREAS, JAMES M WAGNER & SHARON Y WAGNER
Trustor, **EVERGREEN TITLE COMPANY INC**
original Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**
original Beneficiary under that certain Deed of Trust dated 09/12/02 in SKAMANIA
County, Washington, under Doc No: or Book 229 page 489

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**, a Washington State corp., as Trustee under said Deed of Trust.

Dated: 01/29/04

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

BY:

Elsa McKinnon

Vice President

STATE OF FLORIDA

COUNTY OF PINELLAS

Before me, a Notary Public, in and for said State and County aforesaid, personally appeared

Elsa McKinnon

with whom I am personally acquainted, and who, upon oath, acknowledged

him/herself to be the Vice President

of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**

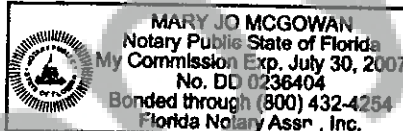
the within bargainor, and that he/she, as such corporate officer, being authorized to do so, executed the within
instrument for the purposes therein contained by signing the name of the corporation thereto as such
Vice President

WITNESS my hand and official seal at office in said county

this 29th day of January, 2004

Mary Jo McGowan

Notary Public/Commission expires 07/30/2007



NATIONWIDE TITLE CLEARING, as successor Trustee under said Deed of Trust and as successor Trustee,
having received from the Beneficiary under said Deed of Trust a written request to reconvey, reciting that the
obligation(s) secured by the Deed of Trust have been fully satisfied, does hereby grant, bargain, sell and
reconvey, unto the parties entitled thereto all right, title and interest which was heretofore acquired by said
Trustee under said Deed of Trust.

Dated: 01/29/04

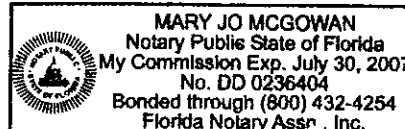
NATIONWIDE TITLE CLEARING BY: Steve Rogers, Vice President

STATE OF FLORIDA

COUNTY OF PINELLAS

On 01/29/04 before me, THE UNDERSIGNED, Notary Public, personally appeared Steve Rogers, personally
known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed
to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that
by his signature on the instrument the person, or entity upon behalf of which the person acted, executed the
same. WITNESS MY hand and official seal.

Notary Public



CHAS5 KS 61984

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