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DOC # 0694940
02/14/2007 09:50 AM Deputy: SD
OFFICIAL RECORD
Requested By:
WASHINGTON MUTUAL BANK

Assessor's/Tax ID No. 1220-04-512-026

Recording Requested By:
WASHINGTON MUTUAL BANK, FA

When Recorded Return To:

Washington Mutual
PO BOX 45179
JACKSONVILLE, FL 32232-5179

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 3 Fee: 19.00
BK-0207 PG- 4342 RPTT: 0.00



SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

WASHINGTON MUTUAL - CLIENT 908 #:5303943590 "EPPS" Lender
ID:S63/001/601911733 Douglas, Nevada PIF: 02/05/2007
MERS #: 100039298559391761 VRU #: 1-888-679-6377

THE UNDERSIGNED DOES HEREBY AFFIRM THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRST MAGNUS FINANCIAL CORPORATION is the Owner and Holder of the Note secured by the Deed of Trust Dated: 08/28/2006 , made by MICHAEL T EPPS AN UNMARRIED MAN as Trustor, with FIRST AMERICAN TITLE COMPANY OF NEVADA as Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST MAGNUS FINANCIAL CORPORATION as Beneficiary, which said Deed of Trust was recorded 08/30/2006 in the Office of the County Recorder of Douglas State of Nevada, in Book/Reel/Liber: 0806 Page/Folio: 11462 as Instrument No.: 0683397 wherein said Owner and Holder hereby substitutes CALIFORNIA RECONVEYANCE COMPANY as Trustee in lieu of the above-named Trustee under said Deed of Trust.

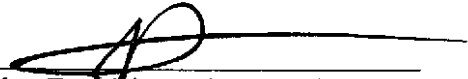
Property Address : 1349 TOIYABE AVE, GARDNERVILLE, NV 89410

IN WITNESS WHEREOF, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRST MAGNUS FINANCIAL CORPORATION 7255 BAYMEADOWS WAY, MAIL CODE F1020, JACKSONVILLE, FL 32256 as owner and CALIFORNIA RECONVEYANCE COMPANY C/O WASHINGTON MUTUAL BANK, FA, PO BOX 45179, JACKSONVILLE, FL 32232-5179 as Substituted Trustee, have caused this instrument to be executed, each in its respective interest;

*SKK*SKKWAMT*02/08/2007 02:32:43 PM* WAMU05WAMU00000000000000004031584*
NVDUGL* 5303943590 NVDUGL_TRUST_SUB * AC*ACWAMT*

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRST
MAGNUS FINANCIAL CORPORATION

On February 8th, 2007

By: 
Jocelyn Tate, Lien Release Assistant
Secretary

STATE OF Florida
COUNTY OF Duval

On February 8th, 2007, before me, the undersigned, a Notary Public in and for Duval in the State of Florida, personally appeared Jocelyn Tate, Lien Release Assistant Secretary, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. WITNESS my hand and official seal.

WITNESS my hand and official seal,



KIMBERLY M. WESTBROOK
Commission DD483791
Expires October 19, 2009
Bonded Thru Troy Fain Insurance 800-366-7019


Notary Expires: / /

(This area for notarial seal)

CALIFORNIA RECONVEYANCE COMPANY hereby accepts said appointment as Trustee under said Deed of Trust and as Successor Trustee pursuant to the request of said Owner and Holder and in accordance with the provisions of said Deed of Trust does hereby reconvey without warranty to the person or persons legally entitled thereto all estate now held by it under said Deed of Trust.

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NVDOUGL* 5303943590 NVDOUGL_TRUST_SUB * AC*ACWAMT*

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE Page 3 of 3

By CALIFORNIA RECONVEYANCE COMPANY as Trustee
On February 8th, 2007

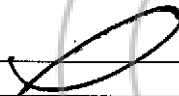


DAMIR PEKUSIC , LIEN RELEASE ASSISTANT SECRETARY

STATE OF Florida
COUNTY OF Duval

On February 8th, 2007, before me, the undersigned, a Notary Public in and for Duval in the State of Florida, personally appeared DAMIR PEKUSIC , LIEN RELEASE ASSISTANT SECRETARY, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. WITNESS my hand and official seal.

WITNESS my hand and official seal,



Notary Expires: / /



KIMBERLY M. WESTBROOK
Commission DD483791
Expires October 19, 2009
Bonded Through Troy Pain Insurance 800-888-7019

(This area for notarial seal)

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