

44-10-4506  
Nikolas, Gregory A.  
JPMorgan Chase Bank, National Association  
Conventional



201000262004  
AL 1/2

## ASSIGNMENT OF NOTE AND DEED OF TRUST

***NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER S LICENSE NUMBER.***

FOR VALUE RECEIVED, the undersigned as Beneficiary, hereby grants, conveys, assigns and transfers to **JPMorgan Chase Bank, National Association**, c/o JPMorgan Chase Bank, National Association, 7255 Baymeadows Way Jacksonville, FL 32256, all beneficial interest under that certain Deed of Trust, dated April 21, 2003, executed by Gregory A Nikolas and wife Katherine L Nikolas, Grantor, to John L. Matthews or Timothy M. Bartoch, Trustee, and recorded in Volume , of Deed of Trust records at Page , or Clerk's File No. 2312466, Records of DALLAS County, State of Texas, described land therein as:

BEING LOT 5, IN BLOCK 26/8195, OF PRESTWOOD NO. 15, SECTION THREE, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 77142, PAGE 1703, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

As set forth in said Deed of Trust and incorporated by reference herein.

TOGETHER with note or notes therein described or referred to, the money due and to become due thereon, with interest, and all rights accrue to said Deed of Trust.

This assignment is effective as of 8/4/2010.

**MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS INC.**

By:   
Margaret Dalton

Its: Vice President

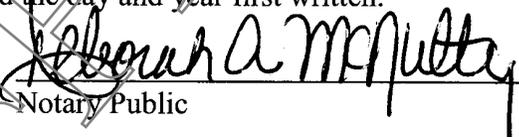
Date: 17 September 2010

STATE OF Florida

COUNTY OF Duval

On this 17 day of September, 2010, before me, the undersigned, a Notary Public, duly commissioned and sworn personally appeared Margaret Dalton, who acknowledge himself/herself to be Vice President of the above named corporation, and that he/she, as such officer, executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute the said instrument and that the seal affixed is the corporate seal of this corporation.

Witness my hand and official seal hereto affixed the day and year first written.

  
Notary Public

My commission expires: \_\_\_\_\_



RETURN TO:

**CODILIS & STAWIARSKI**  
650 N. Sam Houston Parkway East, Suite 450  
Houston, TX 77060  
44-10-4506

Filed and Recorded  
Official Public Records  
John F. Warren, County Clerk  
Dallas County, TEXAS  
10/11/2010 03:59:24 PM  
\$20.00





201000262004