



201704170085

Skagit County Auditor \$73.00  
4/17/2017 Page 1 of 1 11:47AM

When Recorded Return To:  
JPMorgan Chase Bank, N.A.  
C/O Nationwide Title Clearing, Inc.  
2100 Alt. 19 North  
Palm Harbor, FL 34683

Loan Number 1170974798


**DEED OF RECONVEYANCE**

WHEREAS, JAMES ROBERT HANIKA AND NANCY ANN SHIMEALL was the original Trustor, GUARDIAN NORTHWEST TITLE was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR PEOPLES BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS was the designated nominee of the original Beneficiary under that certain Deed of Trust dated 07/19/2012, in the amount of \$130,240.00, and recorded in SKAGIT County, Washington, under Auditor File # 201207250083. LOT D-20-A, "MOUNT VERNON LAND USE NO. LU 06-030" Parcel ID #: 4900-004-020-0100

NATIONWIDE TITLE CLEARING, INC., as successor Trustee under said Deed of Trust and as successor Trustee, having received from the designated nominee of the present 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 on 4.10.17 (MM/DD/YYYY)

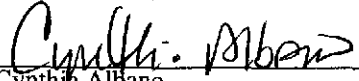
NATIONWIDE TITLE CLEARING, INC.

By:   
Jessica Barreres  
VICE PRESIDENT

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me on 4/10/2017 (MM/DD/YYYY), by Jessica Barreres as VICE PRESIDENT of NATIONWIDE TITLE CLEARING, INC., 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.

  
Cynthia Albano  
Notary Public - State of FLORIDA  
Commission Expires: 08/01/2020



CYNTHIA ALBANO  
Notary Public - State of Florida  
My Comm. Expires August 1, 2020  
Commission # CG001222

Document Prepared By: E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152  
CHAS6 398539551 PRIME MIN 100135900060088082 MERS PHONE 1-888-679-6377 MERS Mailing  
Address: P.O. Box 2026, Flint, MI 48501-2026 T061704-10:59:29 [C-2] RCNWA 1



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