

When Recorded Return To:

Lien Release Dept
M&T Bank
4th Floor - Lien Release Dept.
PO BOX 5178
Buffalo, NY 14240-9886

Deed of Reconveyance

M&T Bank#: 0102054962 "GARCIA" Q98/568 0219580911 0098208739 000004150 Whatcom, Washington
MIN #: 100616600040455934 SIS #: 1-888-679-6377

WHEREAS Nationwide Title Clearing, INC. is the present Trustee of record under the following described Deed of Trust:

Trustor: ALFREDO GARCIA AND JANET GARCIA, HUSBAND AND WIFE
Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for ~~X~~ beneficiary of the security instrument, its successors and assigns

Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR BAY EQUITY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY ITS SUCCESSORS AND ASSIGNS
Original Trustee: CHICAGO TITLE
Dated: 04-27-2017 Recorded: 04-28-2017 as Instrument No. 201704280228, Book/Reel/Liber N/A, Page/Folio N/A In the Records of the County Recorder of Whatcom, State of Washington.

Property Address: 10198 CUMMINGS DR, SEDRO WOOLLEY, WA 98284

AND WHEREAS, the above said Deed of Trust has been paid in full;

NOW THEREFORE, the present Trustee having received from the present nominee for the Beneficiary under said Deed of Trust and the obligations secured thereby a written request to reconvey by reason of the obligations secured by said Deed of Trust, DOES HEREBY RECONVEY, without warranty, to the person or persons legally entitled thereto, the estate, title and interest now held by it under said Deed of Trust, describing the land therein as more fully described in said Deed of Trust.

By: Nationwide Title Clearing, INC. as Trustee
On 1/23/2020

* Bay Equity LLC,
A California
limited company
P

By: Marguerita Witzigman

STATE OF _____
COUNTY OF _____

On _____, before me, _____, a Notary Public in and for _____ in the State of _____, personally appeared _____ of Nationwide Title Clearing, INC., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,

"See Attached"

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me *by means of* *physical presence*
or *online notarization*, this 24th day of January, 2020,
by Marguerita Witzman of Nationwide Title Clearing, Inc.

Melisse May
Notary Public – State of Florida



MELISSA MAY
NOTARY PUBLIC
STATE OF FLORIDA
COMM# GG 926423
EXPIRES: 10/27/2023

Melissa May

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