

When Recorded Return To:

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

Deed of Reconveyance

M&T Bank#: 0014702450 "ROWELL," Q01/001 742337375 000000051065142 156665 Skagit, Washington

MIN #: 100050300012580263 SIS #: 1-888-679-6377

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

Trustor: JUDITH M. ROWELL, AN UNMARRIED WOMAN, AS HER SEPARATE PROPERTY
Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for ~~the~~ beneficiary of the security instrument, its successors and assigns

Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR M&T BANK BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

Original Trustee: LAND TITLE COMPANY OF SKAGIT COUNTY

Dated: 10-17-2012 Recorded: 10-29-2012 as Instrument No. 201210290262, Book/Reel/Liber N/A, Page/Folio N/A In the Records of the County Recorder of Skagit, State of Washington.

Legal: LOT 26. "PLAT OF SKAGIT HIGHLANDS DIVISION 3." AS PER PLAT RECORDED ON MAY 15, 2006 UNDER AUDITOR'S FILE NO. 200605150163, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

Assessor's/Parcel No: P124559

Property Address: 561 RUBY PEAK AVE, MOUNT VERNON, WA 98273

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 6-17-2021

X M&T Bank

By: *Tanya Jones*
Tanya Jones

Ug

STATE OF Florida
COUNTY OF Pine Hts

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of June, 2021 by Tanya Jones of NTC, a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

WITNESS my hand and official seal,

Tanner Dickson
Tanner Dickson



TANNER DICKSON
NOTARY PUBLIC
STATE OF FLORIDA
COMM# HH 049515
EXPIRES: 10/01/2024