

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#: 4000451361 "BROWN," S02/001 002631283 5860501144 5515332 Skagit, Washington

MIN #:100392411206115175 MERS Corporate Phone Number: 1-888-679-6377

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

Trustor: MARGARET LOUISE BROWN, AN UNMARRIED WOMAN  
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 DESIGNATED NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS  
Original Trustee: CHICAGO TITLE COMPANY  
Dated: 07-01-2020 Recorded: 07-22-2020 as Instrument No. 202007220068, Book/Real/Liber N/A, Page/Folio N/A in the Records of the County Recorder of Skagit, State of Washington.

Legal: See Exhibit "A" Attached Hereto And By This Reference Made A Part Hereof

Assessor's/Parcel No: 340416-1-016-0700

Property Address: 3517 E COLLEGE WAY, 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, LLC. as Trustee  
On 07/30/2024

\* Fairway Independent  
Mortgage Corporation  
jg

By: LAUREN ASTLE VP  
LAUREN ASTLE

STATE OF Florida Pinellas  
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 30 day of July, by LAUREN ASTLE of DTA, 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,

Julie Martens  
JULIE MARTENS  
5/22/2026



JULIE MARTENS  
NOTARY PUBLIC  
STATE OF FLORIDA  
COMM# HH 243030  
EXPIRES: MAY 22, 2026

Exhibit A

**LEGAL DESCRIPTION RIDER**

LOT 2 OF SHORT PLAT NO. LU05-012, APPROVED JUNE 27, 2005, RECORDED JUNE 30, 2005, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200506300000, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF TRACT "D" OF SHORT PLAT NO. MV-14-77, APPROVED AUGUST 1, 1977, RECORDED AUGUST 1, 1977, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 861791, IN VOLUME 2 OF SHORT PLATS, PAGE 94, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.