

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#: 4001054974 "ROBERTS" R33/296 0228977398 8240501275 8240501275 Skagit, Washington

MIN #:100392411208074271 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: JAMES ANDREW ROBERTS AND MARGARET ELISE ROBERTS, A MARRIED COUPLE
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: 03-12-2021 Recorded: 03-15-2021 as Instrument No. 202103150228, Book/Reel/Liber N/A, Page/Folio N/A In the Records of the County Recorder of Skagit, State of Washington.

Legal: LOT 188, PLAT OF SKAGIT HIGHLANDS DIVISON V (PHASE 1), ACCORDING TO THE PLAT THEREOF RECORDED ON DECEMBER 21, 2006 UNDER AUDITOR'S FILE NO. 200612210067, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Assessor's/Parcel No: 4915-000-188-0000

Property Address: 5449 EMERALD CT, 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 07/29/2024

*Fairway Independent
Mortgage Corporation

By: L. ASTLE VP
L. ASTLE

STATE OF Florida Pinellas
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29 day of July, 2024 by LALLEN ASTLE 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

