

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#: 4002136234 "GOHEEN," S41/031 4030387536 3000512037 Skagit, Washington

MIN #:100392411212234549 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: HEIDI DAWN GOHEEN, AN UNMARRIED PERSON AND PAUL RICHARD STEINER, AN UNMARRIED PERSON

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 OF WASHINGTON

Dated: 12-09-2022 Recorded: 12-16-2022 as Instrument No. 202212160119, Book/Reel/Liber N/A, Page/Folio N/A In the Records of the County Recorder of Skagit, State of Washington.

Legal: LOT 18, "PLAT OF NORTH HILL PUD", ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 2005 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200505050094, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Assessor's/Parcel No: 4855-000-018-0000

Property Address: 2708 RIVER VISTA LOOP, 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: November 11, 2024

*\* Fairway Independent  
mortgage Corporation  
JG*

By: *Susan Hicks*  
*Susan Hicks Vice President*

STATE OF Florida  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 11 day of November 2024 by *Susan Hicks VP* of *ATTC*, 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,

*Vicky McCoy*  
*Vicky McCoy*



VICKY MCCOY  
NOTARY PUBLIC  
STATE OF FLORIDA  
COMM# HH 328470  
EXPIRES: 12/18/2026