

Return To:  
Shellpoint Mortgage Servicing  
C/O Nationwide Title Clearing, LLC  
2100 Alt. 19 North  
Palm Harbor, FL 34683

**DEED OF RECONVEYANCE**

WHEREAS, HUGH W DERRY AS TRUSTEE OF THE HUGH W DERRY LIVING TRUST DATED 06/29/2020 was the original Trustor, ALDRIDGE PITE LLC was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR HOMEBRIDGE FINANCIAL SERVICES, INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS was the designated nominee of the original Beneficiary under that certain Deed of Trust dated 08/01/2022, in the amount of \$592,700.00, and recorded in **SKAGIT** County, **Washington**, under **Auditor File # 202208040049**.

LT. 1, SPL #92-020, REC NO. 9210020010 PTN NW1/4 SEC 27-36-4

Parcel ID # 360427-2-010-0800

**NATIONWIDE TITLE CLEARING, LLC**, as successor Trustee under said Deed of Trust and as successor Trustee, having received from the designated nominee of the present Beneficiary under said Deed of Trust a written request to reconvey, reciting that the obligation(s) secured by the Deed of Trust have been fully satisfied, does hereby grant, bargain, sell and reconvey, unto the parties entitled thereto all right, title and interest which was heretofore acquired by said Trustee under said Deed of Trust.

Dated this 02nd day of January in the year 2026

**NATIONWIDE TITLE CLEARING, LLC**



**KOSTADINA EISELE**  
**VICE PRESIDENT**

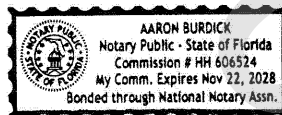
STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 02nd day of January in the year 2026, by Kostadina Eisele as VICE PRESIDENT of NATIONWIDE TITLE CLEARING, LLC, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.



**AARON BURDICK**

**COMM EXPIRES: 11/22/2028**



SPTRC 448882714 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN  
100288202006648086 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI  
48501-2026 DOCR T022601-12:23:27 [C-2] ERCNWA1



\*D012127754\*