



201603290023

Skagit County Auditor \$73.00
3/29/2016 Page 1 of 1 110:23AM

When Recorded Return To:
Ditech Financial LLC
C/O Nationwide Title Clearing, Inc.
2100 Alt. 19 North
Palm Harbor, FL 34683

Loan #: 62383264

DEED OF RECONVEYANCE

WHEREAS, LEON P CANADAY AND BELLE M CANADAY was the original Trustor, FIDELITY NATIONAL TITLE INSURANCE COMPANY was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS DESIGNATED NOMINEE FOR USAA FEDERAL SAVINGS BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS under that certain Deed of Trust dated 10/03/2005, in the amount of \$237,000.00, and recorded in SKAGIT County, Washington, under Auditor File # 200510170177.

BEING A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 4 EAST W.M.
Parcel ID #: 35041200110008

NATIONWIDE TITLE CLEARING, INC., as successor Trustee under said Deed of Trust and as successor Trustee, having received from the 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 on 3 / 22 /2016 (MM/DD/YYYY)

NATIONWIDE TITLE CLEARING, INC.

By: Lauren Zook
VICE PRESIDENT

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me on 3/22/2016 (MM/DD/YYYY), by Lauren Zook as VICE PRESIDENT for NATIONWIDE TITLE CLEARING, INC., who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she is personally known to me.

Danielle Kennedy
Danielle Kennedy
Notary Public - State of FLORIDA
Commission Expires: 06/26/2017

Danielle Kennedy
Notary Public State of Florida
My Commission # FF 031287
Expires June 26, 2017

Document Prepared By: E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
GTSRC 394351763 _@ 100105600018337500 MERS PHONE 1-888-679-6377 DOCK T1716032909 [C-2]
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