



201608120017

Skagit County Auditor

\$73.00

8/12/2016 Page

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1 9:20AM

When Recorded Return To:

VICTORIA E MITCHELL  
 ANTHONY W MITCHELL  
 13524 ASHMONT TER  
 SAN ANTONIO, TX 78233-5446

**Deed of Reconveyance**

CITIMORTGAGE, INC. # 1123057711 "MITCHELL" Lender ID:05637/1730617744 Skagit, Washington  
 MIN #: 100011511230577117 SIS #: 1-888-679-6377

WHEREAS NATIONWIDE TITLE CLEARING, INC. is the present Trustee of record under the following described Deed of Trust:

Trustor: ANTHONY W. MITCHELL AND VICTORIA E. MITCHELL, WHO ACQUIRED TITLE AS VICTORIA MITCHELL, HUSBAND AND WIFE

Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS DESIGNATED NOMINEE FOR CITIBANK, N.A., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CITIBANK, N.A.

Original Trustee: FIRST AMERICAN TITLE COMPANY

Dated: 08/29/2012 Recorded: 09/05/2012 as Instrument No.: 201209050022 In the Records of the County

Recorder of Skagit, State of Washington.

Property Address: 3508 SENECA DR, MOUNT VERNON, WA 98273-5700

AND WHEREAS, the above said Deed of Trust has been paid in full;

NOW THEREFORE, the present Trustee having received from the present 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, INC. as Trustee

On 8/4/2016

Danielle Burns  
 Danielle Burns, vice President  
 STATE OF Florida  
 COUNTY OF Duval

On 8/4/2016, before me, Nicole Baldwin, a Notary Public in the State of Florida, personally appeared Danielle Burns, as Vice President of Nationwide Title Clearing, Inc., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,

Nicole Baldwin  
 Nicole Baldwin  
 Notary Expires: 850016



Nicole Baldwin  
 Notary Public State of Florida  
 My Commission # EE 222285  
 Expires August 5, 2016

(This area for notarial seal)