



201612060029

Skagit County Auditor

\$73.00

12/6/2016 Page

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1 8:44AM

When Recorded Return To:  
JPMorgan Chase Bank, N.A.  
C/O Nationwide Title Clearing, Inc.  
2100 Alt. 19 North  
Palm Harbor, FL 34683

Loan #: 1877840737

### DEED OF RECONVEYANCE

WHEREAS, **RAYMOND L. COOK AND CAROL J. COOK** was the original Trustor, **FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON** was the original Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS DESIGNATED NOMINEE FOR GUILD MORTGAGE COMPANY, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS** under that certain Deed of Trust dated 05/13/2011, in the amount of \$160,425.00, and recorded in **SKAGIT County, Washington, under Auditor File # 201105190046.**

W/2 OF LT 16, ALL OF LT 17, BLK 1, WEST ADD WOOLLEY  
Parcel ID #: P77375

**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 11/18/2016 (MM/DD/YYYY)

**NATIONWIDE TITLE CLEARING, INC.**

By: Ivan Reina  
**Ivan Reina**  
**VICE PRESIDENT**

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me on 11/18/2016 (MM/DD/YYYY), by **Ivan Reina** 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.

Nicole Baldwin  
**Nicole Baldwin**  
Notary Public - State of FLORIDA  
Commission Expires: 08/05/2020



**NICOLE BALDWIN**  
Notary Public - State of Florida  
My Comm. Expires August 5, 2020  
Commission # GG004850

Document Prepared By: **E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152**  
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