

## 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#: 0101723120 "SERRANO" Q93/328 0219152788 0094355922 000004150 Skagit, Washington  
MIN #: 100616600040426083 SIS #: 1-888-679-6377

WHEREAS Nationwide Title Clearing, INC. is the present Trustee of record under the following described Deed of Trust:

Trustor: LEANNA SERRANO AND MICAEL SERRANO, WIFE AND HUSBAND  
Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for ~~the~~ beneficiary of the security instrument, its successors and assigns

Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR BAY EQUITY LLC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

Original Trustee: CHICAGO TITLE

Dated: 02-16-2017 Recorded: 02-24-2017 as Instrument No. 201702240087, Book/Reel/Liber N/A, Page/Folio N/A in the Records of the County Recorder of Skagit, State of Washington.

Property Address: 5532 TIMBER RIDGE DRIVE, 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, INC. as Trustee  
On 07/10/2020

\* Bay Equity LLC.

By: Justice Ypakam  
Justice Ypakam  
STATE OF Florida  
COUNTY OF Dixie

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10 day of July, 2020 by Justice Ypakam of Florida, 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,

Michelle Brown  
Michelle Brown



MICHELLE BROWN  
Notary Public - State of Florida  
My Commission #GG 38514  
Expires October 13, 2020