

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&amp;T Bank#: 0032744781 "ZANDEN" R17/059 0225108627 0102236874 000004150 Skagit, Washington

MIN #: 100050300017284333 SIS #: 1-888-679-6377

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

Trustor: THEODORE VAN ZANDEN AND CAROL VAN ZANDEN

Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for X beneficiary of the security instrument, its successors and assigns

Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR M&amp;T BANK, A CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

Original Trustee: PIONEER TITLE COMPANY OF WASHINGTON

Dated: 10-10-2019 Recorded: 10-18-2019 as Instrument No. 201910180030, Book/Reel/Liber N/A, Page/Folio N/A In the Records of the County Recorder of Skagit, State of Washington.

Property Address: 7455 TEAL LANE, BOW, WA 98232

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: 1/13/2021*X M&T Bank, A Corporation*By: LAUREN ASTLESTATE OF Florida PINEELLAS  
COUNTY OF

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13 day of JANUARY, 2021 by LAUREN ASTLE of NTC, 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,

*Vicky McCoy*

VICKY MCCOY  
NOTARY PUBLIC  
STATE OF FLORIDA  
COMM# GG265301  
EXPIRES: 12/18/2022