

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#: 0101822864 "KRAUSE," Q93/343 0219255282 0098190531 000004150 Skagit, Washington

MIN #:100616600040438740 SIS #: 1-888-679-6377

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

Trustor: ALICIA L KRAUSE, A SINGLE WOMAN
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 BAY EQUITY LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

Original Trustee: CHICAGO TITLE

Dated: 03-09-2017 Recorded: 03-15-2017 as Instrument No. 201703150002, Book/Reel/Liber N/A, Page/Folio N/A In the Records of the County Recorder of Skagit, State of Washington.

Legal: See Exhibit "A" Attached Hereto And By This Reference Made A Part Hereof

Assessor's/Parcel No: 360519-2-001-0007

Property Address: 24417 HATHAWAY RD, SEDRO WOOLLEY, WA 98284

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 6-28-2021

Bay Equity, LLC.
oj

By: *Tanya Jones*
Tanya Jones

STATE OF Florida
COUNTY OF *Piellas*

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this *28* day of *June*, *2021* by *Tanya Jones* 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,

Tanner Dickson
Tanner Dickson



TANNER DICKSON
NOTARY PUBLIC
STATE OF FLORIDA
COMM# HH 049515
EXPIRES: 10/01/2024

LEGAL DESCRIPTION

Order No.: 620029570

For APN/Parcel ID(s): P51004 / 360518-3-004-0003, P129834 / 360519-2-001-0100 and P51080 / 360519-2-001-0007

The South 1/3 of the Southeast quarter of the Southwest quarter, Section 18, Township 36 North, Range 5 East, W.M., lying East of the centerline of the Bonneville Power Administration Power Line Road which centerline is more particularly described as follows:

Beginning at a point on the East line of said Southwest quarter of Section 18, which point bears North 0°31'27" East a distance of 1,508.51 feet from the Southeast corner of said Southwest quarter which point is the centerline of Thompson's Gulch;
 Thence South 62°59'21" West along the centerline of Thompson's Gulch, a distance of 75.39 feet;
 Thence North 87°29'31" West 191.02 feet;
 Thence North 70°43'40" West 307.83 feet, more or less, to an intersection of said centerline of Thompson's Gulch and the centerline of the Bonneville Power Administration Power Line Road;
 Thence South 03°30" West along said Power Line Road a distance of 65 feet;
 Thence continuing along the center of Power Line Road, South 04°45' West 200 feet;
 Thence South 01° West 100 feet; South 08°15' West 200 feet; South 15°45' West 200 feet; South 03°30' East 100 feet; South 23° East 120 feet; South 29°45' West 100 feet and South 10° West along centerline and said centerline produced to the South line of said Southwest quarter of Section 18;

EXCEPT the East 403 feet thereof;

Together with that portion of the Northeast quarter of the Northwest quarter of Section 19, Township 36 North, Range 5 East, W.M., described as follows:

Commencing at the Northeast corner of the said Northeast quarter of the Northwest quarter as shown on survey for Kamata Inc., filed in Volume 1 of Surveys, at page 84, records of Skagit County, Washington;

Thence North 85°27'52" West along the North line of the said Northeast quarter of the Northwest quarter, a distance of 187.29 feet to the point of beginning of this description;
 Thence South 02°14'30" West, a distance of 112.87 feet to the North line of Lot 9 as shown on said survey;
 Thence North 86°32'45" along the North line of Lot 9 and Lot 10 as shown on the said survey, a distance of 248.63 feet;
 Thence North 00°37'09" East along the Northerly-most segment of the West line of the said Lot 10 and the Northerly extension thereof, a distance of 117.55 feet to the North line of the said Northeast quarter of the Northwest quarter;
 Thence South 85°27'52" East along the North line of the said Northeast quarter of the Northwest quarter, a distance of 252.10 feet to the point of beginning of this description

Excepting from all of the above description, the right of way for Hathaway Road.

Situate in Skagit County, Washington