

Return To:  
SunTrust Bank  
C/O Nationwide Title Clearing,  
LLC. 2100 Alt. 19 North  
Palm Harbor, FL 34683

Loan Number 3003138777

**DEED OF RECONVEYANCE**

WHEREAS, ARTURO VIVANCO, JR. AND JENNIFER VIVANCO was the original Trustor, GUARDLAN NORTHWEST TITLE COMPANY was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR PEOPLES BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS was the designated nominee of the original Beneficiary under that certain Deed of Trust dated 03/30/2020, in the amount of \$334,100.00, and recorded in SKAGIT County, Washington, under Auditor File # 202004060051.

LOT 23 PLAT OF FRAZIER HEIGHTS

Parcel ID # 6044-000-023-0000

NATIONWIDE TITLE CLEARING, INC., as successor Trustee under said Deed of Trust and as successor Trustee, having received from the designated nominee of the present 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 this 22nd day of November in the year 2021

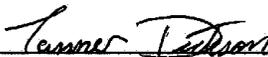
NATIONWIDE TITLE CLEARING, INC.



TRISTIN SMITH  
VICE PRESIDENT

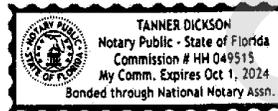
STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization on this 22nd day of November in the year 2021, by Tristin Smith as VICE PRESIDENT of 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/they is (are) personally known to me.



TANNER DICKSON

COMM EXPIRES: 10/01/2024



Prepared By:  
Dave LaRose/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152

SMRCN 429298043 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) IMAGES  
MIN 100135900070223042 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI  
48501-2026 DOCR T222111-01:49:58 [C-2] ERCNWA1



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