

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

Loan Number 1823946098

### DEED OF RECONVEYANCE

WHEREAS, ANDREW DAVID BABAKAN AND ERIN AMANDA BABAKAN was the original Trustor, FIRST AMERICAN TITLE INSURANCE COMPANY was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR USAA FEDERAL SAVINGS 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 08/28/2019, in the amount of \$423,530.00, and recorded in **SKAGIT** County, **Washington**, under **Auditor File # 201908290091**.

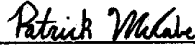
SKAGIT HIGHLANDS DIVISION II LOT 50 ACRES 0.14 AF #200604040052 BEING A POR

Parcel ID # P124270

NATIONWIDE TITLE CLEARING, LLC, 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 04th day of March in the year 2022

NATIONWIDE TITLE CLEARING, LLC



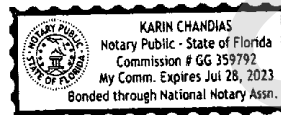
PATRICK MCCABE  
VICE PRESIDENT

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization on this 04th day of March in the year 2022, by Patrick McCabe as VICE PRESIDENT of NATIONWIDE TITLE CLEARING, LLC, 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.



KARIN CHANDIAS  
COMM EXPIRES: 07/28/2023



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

NSMRC 431249251 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) USAA MIN  
100105630019025614 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI  
48501-2026 DOCR T042203-12:16:31 [C-2] ERCNWA1



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