

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

**DEED OF RECONVEYANCE**

**WHEREAS, BRITTANY PEDERSEN AND ERIC PEDERSEN** was the original Trustor, **LAND TITLE & ESCROW** was the original Trustee, and **BANNER BANK** was the original Beneficiary under that certain Deed of Trust dated 03/16/2021, in the amount of \$146,250.00, and recorded in **SKAGIT** County, **Washington**, under **Auditor File # 202103180070**.


LOT 16, CAP SANTE PARK ADD TO ANACORTES

Parcel ID # P130573

**NATIONWIDE TITLE CLEARING, LLC**, as successor Trustee under said Deed of Trust and as successor Trustee, having received from 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 20th day of January in the year 2023

**NATIONWIDE TITLE CLEARING, LLC**

  
**SHANNON MCKINNEY**  
**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 20th day of January in the year 2023, by Shannon McKinney 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

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