

When Recorded Return To:

Lien Release Dept
M&T Bank
4th Floor - Lien Release Dept.
PO BOX 5178
Buffalo, NY 14240Deed of Reconveyance

M&T Bank#: 4000329781 "PEARSON," R30/419 0226357159 8210500959 8210500959 Skagit, Washington

MIN #:100392411206032222 SIS #: 1-888-679-6377

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

Trustor: TAYLOR JAMES PEARSON, AN UNMARRIED PERSON

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 FAIRWAY INDEPENDENT MORTGAGE CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

Original Trustee: LAND TITLE AND ESCROW COMPANY

Dated: 06-09-2020 Recorded: 06-10-2020 as Instrument No. 202006100084, Book/Reel/Liber N/A, Page/Folio N/A in the Records of the County Recorder of Skagit, State of Washington.

Legal: LOT 21, "PLAT OF BLACKBURN RIDGE," AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGES 206 THROUGH 208, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

Assessor's/Parcel No: P113170

Property Address: 1520 SARAH ST, MOUNT VERNON, WA 98274

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, LLC. as Trustee
On Sept. 14, 2023*X Fairway Independent
Mortgage Corporation*By: Susan Hicks Vice PresidentSTATE OF Florida FLORIDA
COUNTY OF PIKEThe foregoing instrument was acknowledged before me by means of physical presence or ☐ online notarization, this 14 day of SEPTEMBER 2023 by SUSAN HICKS VICE PRES 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,


Vicki McCoyVICKY MCCOY
NOTARY PUBLIC
STATE OF FLORIDA
COMM# HH 328470
EXPIRES: 12/18/2026