

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

**DEED OF RECONVEYANCE**

**WHEREAS, BRIAN A SIMMONS AND ANNETTE B SIMMONS** was the original Trustor, **UPF WASHINGTON, INCORPORATED** was the original Trustee, and **BANNER BANK** was the original Beneficiary under that certain Deed of Trust dated 11/01/2019, in the amount of \$75,000.00, and recorded in **SKAGIT** County, **Washington**, under **Auditor File # 201911120144**.

LOT 4, "PLAT OF EDGEMOOR ESTATES", VOLUME 16, PAGES 62-64, SKAGIT COUNTY, WASHINGTON

Parcel ID # 4658.000.004.0003

**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 06th day of December in the year 2023

**NATIONWIDE TITLE CLEARING, LLC**

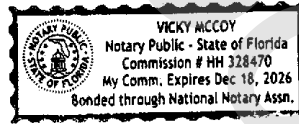
*Tracy Rogers*

**TRACY ROGERS**  
**VICE PRESIDENT**

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on this 06th day of December in the year 2023, by Tracy Rogers 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.

*Vicky McCoy*  
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**VICKY MCCOY**  
**COMM EXPIRES: 12/18/2026**



BANRC 439762758 CONSUMER DOCR T062312-12:17:05 [C-2] ERCNWA1



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