

When Recorded Return To:

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

Deed of Reconveyance

M&T Bank#: 0104180203 "GONZALEZ" R07/405 0207593921 1048244313 Skagit, Washington

MIN #: 100267400008381329 SIS #: 1-888-679-6377

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

Trustor: JUAN RAMON GONZALEZ AND LETICIA GONZALEZ, HUSBAND AND WIFE
Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for beneficiary of the security instrument, its successors and assigns

Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR AMERICAN EQUITY MORTGAGE, INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS
Original Trustee: MIEHAEL P BELL, ESQUIRE
Dated: 10-28-2011 Recorded: 11-02-2011 as Instrument No. 201111020070, Book/Reel/Liber N/A, Page/Folio N/A
In the Records of the County Recorder of Skagit, State of Washington.

Legal: See Exhibit "A" Attached Hereto And By This Reference Made A Part Hereof

Assessor's/Parcel No: P77393, 4176-008-012-0009

Property Address: 305 WASHINGTON STREET, SEDRO WOOLLEY, WA 98284

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 12/19/2023

X American Equity Mortgage, Inc.
Jg

By: *LAUREN ASTE* *VP*

STATE OF Florida
COUNTY OF *Pinellas*

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this *19* day of *December* by *Lauren Aste* of *N/T/C* 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
Julie Martens
JULIE MARTENS
5/22/2026

JULIE MARTENS
NOTARY PUBLIC
STATE OF FLORIDA
COMM# HH 243030
EXPIRES: MAY 22, 2026

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Exhibit A

EXHIBIT "A"

THE NORTH 78 FEET OF LOTS 9, 10, 11 AND 12, EXCEPT THE NORTH 34 AND ¼ FEET OF THE EAST 28 FEET OF LOT 11, AND EXCEPT THE NORTH 34 AND 1/10 FEET OF LOT 12, ALL IN BLOCK 8, WEST ADDITION TO THE TOWN OF WOOLLEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 89, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON.