

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#: 0103146213 "MCINTYRE" 446/132 0220854046 0355572199 Skagit, Washington

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

Trustor: MATHEW J MCINTYRE AND JENA KAE MCINTYRE, HUSBAND AND WIFE  
Beneficiary: M&T BANK  
Original Beneficiary: WELLS FARGO BANK, N.A.  
Original Trustee: NORTHWEST TRUSTEE SERVICES LLC  
Dated: 02-19-2013 Recorded: 02-22-2013 as Instrument No. 201302220074, Book/Reel/Liber N/A, Page/Folio N/A in the Records of the County Recorder of Skagit, State of Washington.

-HOME AFFORDABLE MODIFICATION AGREEMENT (DEED OF TRUST) Dated: 09-28-2017 Recorded: 10-24-2017 as Instrument No. 201710240064, Book/Reel/Liber N/A, Page/Folio N/A, between MATHEW J MCINTYRE AND JENA KAE MCINTYRE, MARRIED and WELLS FARGO BANK, N.A. in the amount of \$158,449.86

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

Assessor's/Parcel No: 350514-0-004-0012

Property Address: 28675 MINKLER ROAD, 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 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 January 30, 2024

By: Susan Hicks Vice President

STATE OF Florida  
COUNTY OF FLUWELAS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 30 day of January, 2024 by Susan Hicks VP 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,

Vicky McCoy  
Vicky McCoy



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

EXHIBIT A

BORROWER(S): MATHEW J MCINTYRE, JENA KAE MCINTYRE, MARRIED

LOAN NUMBER: (scan barcode)

LEGAL DESCRIPTION:

The land referred to in this document is situated in the STATE OF WASHINGTON, COUNTY OF SKAGIT, CITY OF SEDRO WOOLLEY, and described as follows:

THAT PORTION OF THE FOLLOWING DESCRIBED TRACTS LYING SOUTHERLY OF SR 20 (FORMERLY SECONDARY STATE HIGHWAY NO. 17-A) BEING A PORTION OF THE NORTH 1/2 OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.:

(A) BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE RIGHT OF WAY OF THE PUGET SOUND AND BAKER RIVER RAILROAD COMPANY WITH THE NORTH AND SOUTH CENTER LINE OF SAID SECTION AT A POINT 1385.1 FEET SOUTH OF THE NORTH QUARTER CORNER OF SAID SECTION; RUNNING THENCE SOUTH 84 DEGREES 33' WEST ALONG SAID NORTH LINE 963.1 FEET; THENCE NORTH 0 DEGREES 07' WEST 1104.8 FEET; THENCE SOUTH 72 DEGREES 26' EAST 2434.4 FEET; THENCE SOUTH 9 DEGREES 40' WEST 153.2 FEET TO THE SAID NORTH LINE OF SAID RAILROAD; THENCE ALONG SAID NORTH LINE OF SAID RAILROAD SOUTH 84 DEGREES 33' WEST 1340.2 FEET TO THE PLACE OF BEGINNING;

EXCEPT COUNTY ROADS;

AND EXCEPT THE FOLLOWING:

COMMENCING AT A POINT ON THE NORTH LINE OF THE RIGHT OF WAY OF THE PUGET SOUND AND BAKER RIVER RAILROAD 1010.2 FEET EAST OF THE CENTER LINE OF SECTION 14; THENCE RUNNING EASTERLY ALONG SAID NORTH LINE 330 FEET; THENCE NORTH 9 DEGREES 40' EAST 153.2 FEET; THENCE NORTH 72 DEGREES 26' WEST 350 FEET; THENCE SOUTH TO THE POINT OF BEGINNING.

(B) BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.; THENCE NORTH 100 FEET; THENCE WEST 1387.5 FEET; THENCE SOUTH TO A POINT 25 FEET NORTH OF THE CENTER LINE OF THE SKAGIT MILL CO. LOGGING SPUR; THENCE IN AN EASTERLY DIRECTION ALONG SAID SPUR AND THE NORTH LINE OF THE PUGET SOUND AND BAKER RIVER RAILWAY COMPANY RIGHT OF WAY TO A TRACT OF LAND DESCRIBED AS PARCEL "A" ABOVE; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT 1104.8 FEET; THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID TRACT TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION TO A POINT 669 FEET SOUTH OF THE PLACE OF BEGINNING; THENCE NORTH TO THE PLACE OF BEGINNING; EXCEPT ANY PORTION THEREOF LYING SOUTH OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14; AND EXCEPT ANY PORTION THEREOF LYING WEST OF

THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14; SPECIAL EXCEPTIONS, EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT GRANTED TO: PUGET SOUND POWER & LIGHT CO. PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES AND PROHIBITIONS AGAINST BLASTING WITHIN 30 FEET RECORDING NO.: 183076 AFFECTS: A 50 FOOT STRIP OF LAND. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT GRANTED TO: SKAGIT COUNTY PURPOSE: "FLOOD CONTROL AND TO EXCAVATE GRAVEL AND TO BUILD A TWO FOOT DAM ACROSS THE CHANNEL." RECORDING DATE: SEPTEMBER 19, 1963 RECORDING NO.: 640982 AFFECTS: A WESTERLY PORTION OF SAID PREMISES. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT GRANTED TO: STATE OF WASHINGTON PURPOSE: GENERAL HIGHWAY PURPOSES RECORDING DATE: JUNE 22, 1976 RECORDING NO.: 837474 AFFECTS: PORTION OF SAID PREMISES. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT GRANTED TO: PUGET SOUND POWER & LIGHT CO. PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES RECORDING DATE: MAY 29, 1987 RECORDING NO.: 870529007 AFFECTS: A PORTION OF SAID PREMISES. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT GRANTED TO: PUGET SOUND POWER & LIGHT CO. PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES RECORDING DATE: MAY 29, 1987 RECORDING NO.: 870529007 AFFECTS: A PORTION OF SAID PREMISES. HISTORIC PRESERVATION EASEMENT AND THE TERMS AND CONDITIONS THEREOF RECORDING DATE: MAY 3, 2010 RECORDING NO.: 201005030069

Tax/Parcel No. P39030

ALSO KNOWN AS: 28675 MINKLER ROAD, SEDRO WOOLLEY, WASHINGTON 98284