

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

**DEED OF RECONVEYANCE**

WHEREAS, **RAYMOND D AVERY AND KATHLEEN R COOK-AVERY** was the original Trustor, **FIDELITY NATIONAL TITLE INSURANCE CO.** was the original Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR NEWREZ LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS** was the designated nominee of the original Beneficiary under that certain Deed of Trust dated 03/15/2021, in the amount of \$57,500.00, and recorded in **SKAGIT** County, **Washington**, under **Auditor File # 202103300074**.

L 3, CITY OF MOUNT VERNON NO. MV-11-81 APPROVED AUGUST 4, 1981, AND RECORDED AUGUST 11, 1981, IN VOLUME 5 OF SHORT PLATS, PAGE 111, UNDER AUDITOR'S FILE NO. 8108110049

Parcel ID # 340429-0-002-0209

**NATIONWIDE TITLE CLEARING, LLC**, as successor Trustee under said Deed of Trust and as successor Trustee, having received from the designated nominee of 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 03rd day of June in the year 2024

**NATIONWIDE TITLE CLEARING, LLC**

*LAUREN ASTLE*

LAUREN ASTLE  
VICE PRESIDENT

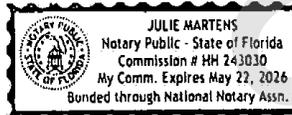
STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on this 03rd day of June in the year 2024, by Lauren Astle 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.

*Julie Martens*

JULIE MARTENS

COMM EXPIRES: 5/22/2026



SPTRC 441323141 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN  
100754400002656997 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI  
48501-2026 DOCR T032406-09:13:15 [C-2] ERCNWA1



\*D0106362540\*