

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

Loan Number 0553918806

DEED OF RECONVEYANCE

WHEREAS, SUSAN M DIXON AND RONALD B DIXON AND JULIA DIXON was the original Trustor, EXCEL ESCROW was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR GLOBAL ADVISORY GROUP, INC DBA MORTGAGE ADVISORY GROUP, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS was the designated nominee of the original Beneficiary under that certain Deed of Trust dated 01/02/2013, in the amount of \$170,000.00, and recorded in SKAGIT County, Washington, under Auditor File # 201301090046.

LOT 3, CITY OF SEDRO WOOLLEY SHORT PLAT NO. SW-01-119

Parcel ID # P118647

WELLS FARGO NATIONAL BANK WEST, 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 22nd day of July in the year 2024

WELLS FARGO NATIONAL BANK WEST



SUSAN HICKS

VICE PRESIDENT LOAN DOCUMENTATION

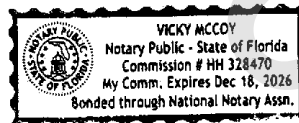
STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization on this 22nd day of July in the year 2024, by Susan Hicks as VICE PRESIDENT LOAN DOCUMENTATION of WELLS FARGO NATIONAL BANK WEST, who, as such VICE PRESIDENT LOAN DOCUMENTATION 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

COMM EXPIRES: 12/18/2026



WFHRC 441735851 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN
100336300000809092 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI
48501-2026 DOCR T222407-12:19:03 [C-2] ERCNWA1



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