

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#: 0104222286 "KIPPENHAN" R06/607 0100251363 1113236784 Skagit, Washington

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

Trustor: DARREN L KIPPENHAN AND REBECCA J KIPPENHAN, HUSBAND & WIFE
Beneficiary: LAKEVIEW LOAN SERVICING, LLC BY M&T BANK AS ATTORNEY-IN-FACT

Original Beneficiary: CHASE MANHATTAN MORTGAGE CORPORATION
Original Trustee: FIRST AMERICAN TITLE INS. CO.
Dated: 01-25-2001 Recorded: 01-31-2001 as Instrument No. 200101310132, 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: 43840000530004

Property Address: 1704 N 32ND PL, MOUNT VERNON, WA 98273

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 12/11/2024

By: LAUREN ASTLE VP

STATE OF Florida
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11th day of DECEMBER, 2024 by LAUREN ASTLE 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,

Aaron Burdick
Aaron Burdick



AARON BURDICK
NOTARY PUBLIC
STATE OF FLORIDA
COMM# HH 606524
EXPIRES: NOV 22, 2028

Deed of Reconveyance Page 2 of 2

Exhibit A

Lot 53, "Plat of Eastwind", as per plat recorded in Volume 12 of Plats, pages 31 and 32, records of Skagit County, Washington; EXCEPT mineral rights as reserved by the State of Washington by Deed dated May 8, 1908, and recorded May 20, 1908, under Auditor's File No. 67757 in Volume 74 of Deeds, page 221, records of Skagit County, Washington.