

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

**DEED OF RECONVEYANCE**

WHEREAS, LESLIE L. MIX was the original Trustor, ADELITA A. SHUBERT ON BEHALF OF FLAGSTAR BANK, FSB was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR OXBOW CREDIT COMPANY, 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 01/20/2012, in the amount of \$239,500.00, and recorded in **SKAGIT** County, **Washington**, under **Auditor File # 201201300124**.

SECTION 25, TOWNSHIP 35, RANGE 1; PTN. SE-NW AKA LOT 1 AND PORTION LOT 4 OF SHORT PLAT ANA-96004

Parcel ID # 350125-2-160-0005

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 30th day of December in the year 2024

NATIONWIDE TITLE CLEARING, LLC

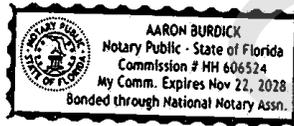
LAUREN ASTLE  
VICE PRESIDENT

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization on this 30th day of December 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.

AARON BURDICK

COMM EXPIRES: 11/22/2028



SPTRC 443215507 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN  
100052550339708892 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI  
48501-2026 DOCR T302412-10:49:59 [C-2] ERCNWA1



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