

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#: 4002598672 "MICHEL," S02/001 148221306 3140500850 Skagit, Washington

MIN #:100392411213506234 MERS Corporate Phone Number: 1-888-679-6377

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

Trustor: LYNETTE MICHEL, AN UNMARRIED PERSON AND HOLLY BEAUCHENE, A MARRIED PERSON AND JASON BEAUCHENE,
Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for X beneficiary of the security instrument, its successors and assigns

Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS
Original Trustee: CHICAGO TITLE COMPANY OF WASHINGTON
Dated: 03-19-2024 Recorded: 03-20-2024 as Instrument No. 202403200057, 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: 6059-000-069-0000

Property Address: 927 ALPINE VIEW DR, MOUNT VERNON, WA 98274-7804

AND WHEREAS, the above said Deed of Trust has been paid in full;

NOW THEREFORE, the present Trustee having received from the present nominee for the 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 2/12/2025

*X Fairway Independent
Mortgage Corporation*

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 12th day of FEBRUARY, 2025 by LAUREN ASTLE 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,

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

Buyer/Grantee Full Name: Lynette Michel, an unmarried person and Holly Beauchens, a married person as a separate estate

927 Alpine View Drive, Mount Vernon, WA 98274

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON AND IS DESCRIBED AS FOLLOWS:

LOT 69, "PLAT OF WOODSIDE PUD DIVISIONS 6 & 7", RECORDED ON JANUARY 28, 2019, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201901280092, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.