

When Recorded Return To:

Lien Release Dept  
M&T Bank  
4th Floor - Lien Release Dept.  
PO BOX 5178  
Buffalo, NY 14240Deed of Reconveyance

M&amp;T Bank#: 4001052879 "HUBBELL" R33/303 0228996218 3100500928 3100500928 Skagit, Washington

MIN #:100392411208069412 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: JOSHUA V HUBBELL AND NAOMI LOUISE HUBBELL, A MARRIED COUPLE  
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: GUARDIAN NORTHWEST TITLE &amp; ESCROW COMPANY

Dated: 03-11-2021 Recorded: 03-12-2021 as Instrument No. 202103120177, Book/Reel/Liber N/A, Page/Folio N/A in the Records of the County Recorder of Skagit, State of Washington.

Legal: LOT 3, "RE-PLAT OF LOTS 9 AND 10 OF BLOCK 2 PLAT OF CHENOWETH ADDITION TO MOUNT VERNON", AS PER PLAT RECORDED DECEMBER 12,2002, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200212120107.

Assessor's/Parcel No: 4808-000-003-0000

Property Address: 1711 E FIR ST, 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 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: April 10, 2025\* Fairway Independent  
Mortgage CorporationBy: Susan Hickles Vice PresidentSTATE OF Florida  
COUNTY OF PinellasThe foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10<sup>th</sup> day of April, 2025 by Susan Hickles VP 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,

Melissa Miller  
Melissa MillerMELISSA MILLER  
NOTARY PUBLIC  
STATE OF FLORIDA  
COMM# HH 591432  
EXPIRES: OCT 27, 2027