

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#: 4002570093 "MERRIMAN" Q72/675 0234845970 1120586613 1120586613 Skagit, Washington

MIN #:100392411213392437 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: ANDREW J MERRIMAN AND MADISON B MERRIMAN, 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 & ESCROW COMPANY
Dated: 02-02-2024 Recorded: 02-06-2024 as Instrument No. 202402060013, Book/Reel/Liber N/A, Page/Folio N/A In the Records of the County Recorder of Skagit, State of Washington.

Legal: LOT 14, "LIDELLS 2N," AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 51; RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

Assessor's/Parcel No: P79626

Property Address: 1511 KRISTINE LN, MOUNT VERNON, WA 98274-5133

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 of Fairway Independent Mortgage
On 4/17/2025

By: LAUREN ASTLE VP Corporation

STATE OF Florida
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this 17th day of APRIL, 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