

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#: 4002108845 "MOSELLE" R99/231 0233242144 3030502313 3030502313 Skagit, Washington

MIN #:100392411212145828 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: JEREMY MOSELLE AND HEATHER NOELLE MOSELLE, A MARRIED COUPLE  
Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for  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 AND ESCROW  
Dated: 11-14-2022 Recorded: 11-18-2022 as Instrument No. 202211180010, Book/Reel/Liber N/A, Page/Folio N/A  
In the Records of the County Recorder of Skagit, State of Washington.

Legal: LOT 22, "PLAT OF HILLTOP HAVEN DIV. NO. III," AS PER PLAT RECORDED IN VOLUME 14 OF PLATS, PAGES 78 AND 79, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STALE OF WASHINGTON.

Assessor's/Parcel No: 4512-000-022-0007

Property Address: 412 ROSE CT, 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: 4/17/2025

*\* 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 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