

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

Loan Number 0046458287
PLS ID 109
Investor ID 6FH

DEED OF RECONVEYANCE

WHEREAS, DEBRA S BUBAR AND GEORGE A BUBAR JR was the original Trustor, CHICAGO TITLE COMPANY OF WASHINGTON was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR UMPQUA BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS was the designated nominee of the original Beneficiary under that certain Deed of Trust dated 09/19/2019, in the amount of \$343,660.00, and recorded in SKAGIT County, Washington, under Auditor File # 201909190082.

LT 17, WALNUT GROVE ADDITION TO BURLINGTON, SKAGIT COUNTY, WASHINGTON, VOL 7,
PG 94

Parcel ID # 4097-000-017-0007

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 23rd day of May in the year 2025

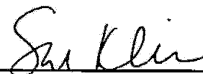
NATIONWIDE TITLE CLEARING, LLC



ALAN BAKER
VICE PRESIDENT

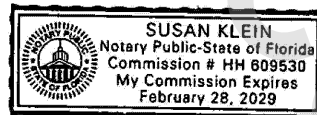
STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization on this 23rd day of May in the year 2025, by Alan Baker 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.



SUSAN KLEIN

COMM EXPIRES: 2/28/2029



LC002 445143932 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN
100045810002684253 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI
48501-2026 DOCR T232505-12:18:59 [C-2] ERCNWA1



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