

When Recorded Return To:

Lien Release Dept
M&T Bank
7th Floor - Lien Release Dept.
PO BOX 5178
Buffalo, NY 14240

Deed of Reconveyance

M&T Bank#: 4001881699 "SANCHEZ" S02/002 010522587 2810500722 2810500722 Skagit, Washington

MIN #:100392411211114817 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: PAUL RYAN QUE SANCHEZ AND PUI YIN LEE, 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: LAND TITLE AND ESCROW COMPANY

Dated: 05-02-2022 Recorded: 05-05-2022 as Instrument No. 202205050039, Book/Reel/Liber N/A, Page/Folio N/A In the Records of the County Recorder of Skagit, State of Washington.

Legal: LOT 359, APLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 2), I AS PER PLAT RECORDED ON JANUARY 17, 2008, UNDER AUDITOR'S FILE NO. 200801170047, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

Assessor's/Parcel No: 4948-000-359-0000

Property Address: 5339 CLIFFTOP DR, 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 # Fairway Independent Mortgage Corporation
On 7/11/2025
By: LAUREN ASTLE VP jm

STATE OF Florida
COUNTY OF PINELAS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11 day of JULY 2025 by LAUREN ASTLE VP of FAIRWAY INDEPENDENT MORTGAGE CORPORATION 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,

Vicky McCoy
vicky mcco



VICKY MCCOY
NOTARY PUBLIC
STATE OF FLORIDA
COMM# HH328470
EXPIRES: 12/18/2026