

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

DEED OF RECONVEYANCE

WHEREAS, GRANT R SIMPSON AND TAMIE SIMPSON was the original Trustor, FIDELITY NATIONAL TITLE INSURANCE COMPANY was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR VALON MORTGAGE, INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS was the designated nominee of the original Beneficiary under that certain Deed of Trust dated 05/20/2024, in the amount of \$221,000.00, and recorded in SKAGIT County, Washington, under Auditor File # 202405300003.

LOTS 29-30, BLOCK 1, CAPE HORN ON THE SKAGIT DIV. 2

Parcel ID # P63308,P63309

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 14th day of August in the year 2025

NATIONWIDE TITLE CLEARING, LLC

K. Eisele

KOSTADINA EISELE

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 14th day of August in the year 2025, by Kostadina Eisele 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

SUSAN KLEIN

COMM EXPIRES: 2/28/2029



VALRC 446139423 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN
101531100000044141 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI
48501-2026 DOCR T142508-12:42:56 [C-2] ERCNWA1



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