

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

Loan Number 0541205142

DEED OF RECONVEYANCE

WHEREAS, BRIAN L HOBBS AND REBECCA L HOBBS was the original Trustor, GUARDIAN NORTHWEST TITLE & ESCROW was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR HERITAGE 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 11/21/2016, in the amount of \$188,000.00, and recorded in SKAGIT County, Washington, under Auditor File # 201611280175.

LOT 54, BROADVIEW ADDITION TO ANACORTES

Parcel ID # P56969

WELLS FARGO NATIONAL BANK WEST, 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 12th day of September in the year 2025

WELLS FARGO NATIONAL BANK WEST


ANGELA PAVAO

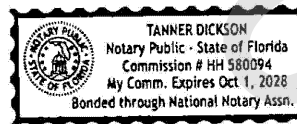
VICE PRESIDENT LOAN DOCUMENTATION

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization on this 12th day of September in the year 2025, by Angela Pavao as VICE PRESIDENT LOAN DOCUMENTATION of WELLS FARGO NATIONAL BANK WEST, who, as such VICE PRESIDENT LOAN DOCUMENTATION being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.


TANNER DICKSON

COMM EXPIRES: 10/01/2028



WFHRC 447191077 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MSP PIF
MIN 100172010300286746 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI
48501-2026 DOCR T122509-01:16:22 [C-2] ERCNWA1



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