

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

**DEED OF RECONVEYANCE**

WHEREAS, BERNARD SELTING AND MARY T. SELTING was the original Trustor, UPF WASHINGTON INCORPORATED was the original Trustee, and BANNER BANK - ANACORTES BRANCH was the original Beneficiary under that certain Deed of Trust dated 09/12/2022, in the amount of \$60,000.00, and recorded in SKAGIT County, Washington, under Auditor File # 202210180015.

LOT 40, SKYLINE NO. 8, SKAGIT COUNTY, WA.  
Parcel ID # 3824-000-040-0000

NATIONWIDE TITLE CLEARING, LLC, as successor Trustee under said Deed of Trust and as successor Trustee, having received from 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 20th day of February in the year 2026

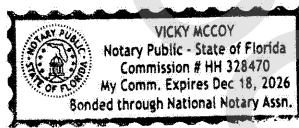
NATIONWIDE TITLE CLEARING, LLC

MICHAEL PHILBERT  
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 20th day of February in the year 2026, by Michael Philbert 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.

VICKY MCCOY  
COMM EXPIRES: 12/18/2026



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