

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

Loan Number 0681494613

**DEED OF RECONVEYANCE**

WHEREAS, RYAN MICHAEL DIRESTA AND BROOKE W DIRESTA was the original Trustor, BISHOP, WHITE, MARSHALL & WEIBE, P.S was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR EPIC FINANCE LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS was the designated nominee of the original Beneficiary under that certain Deed of Trust dated 10/20/2022, in the amount of \$460,350.00, and recorded in SKAGIT County, Washington, under Auditor File # 202210210080.

LOT 99, CEDAR HEIGHTS PUD 1 PHASE 1

Parcel ID # P125795

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 February in the year 2026

NATIONWIDE TITLE CLEARING, LLC

*LAUREN ASTLE*

LAUREN ASTLE  
VICE PRESIDENT

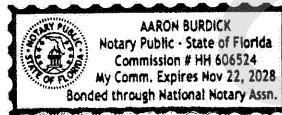
STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization on this 23rd day of February in the year 2026, by Lauren Astle 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.

*Aaron Burdick*

AARON BURDICK

COMM EXPIRES: 11/22/2028



NSMRC 449933736 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MRC MIN  
101659422090795853 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI  
48501-2026 DOCR T232602-10:53:10 [C-2] ERCNWA1



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