

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

Loan Number 0295207633

DEED OF RECONVEYANCE

WHEREAS, STEVE V RIGGS AND CHRISTINE F RIGGS was the original Trustor, LAND TITLE COMPANY OF SKAGIT COUNTY was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR PEOPLE BANK, A WA CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS was the designated nominee of the original Beneficiary under that certain Deed of Trust dated 03/26/2013, in the amount of \$225,000.00, and recorded in SKAGIT County, Washington, under Auditor File # 201304010157.

LOT 18, SUNSET CREEK P.U.D.

Parcel ID # 4694-000-018-0000

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

LA ASTLE

LAUREN ASTLE

VICE PRESIDENT

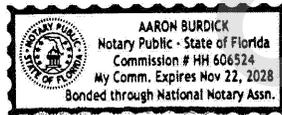
STATE OF FLORIDA
COUNTY OF PINELLAS

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



SMRCN 449955013 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) IMAGES
MIN 100135900060136139 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI
48501-2026 DOCR T232602-12:23:04 [C-2] ERCNWA1



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