

When Recorded Return To:

Lien Release Dept
M&T Bank
7th Floor - Lien Release Dept.
PO BOX 5178
Buffalo, NY 14240

Deed of Reconveyance

M&T Bank#: 4002718403 "FITZPATRICK," S02/001 148872347 2810500899 Skagit, Washington

MIN #:100392411213884128 SIS #: 1-888-679-6377

WHEREAS Nationwide Title Clearing, LLC. is the present Trustee of record under the following described Deed of Trust:

Trustor: JAMES M. FITZPATRICK, AN UNMARRIED MAN, AND JENNIFER VANNOY, AN UNMARRIED WOMAN, AS TO AN UNDIVIDED 1/2 INTEREST AND TIMATHI A. FITZPATRICK, AN UNMARRIED WOMAN AS TO AN UNDIVIDED 1/2 INTEREST

Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for X beneficiary of the security instrument, its successors and assigns

Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

Original Trustee: GUARDIAN NORTHWEST TITLE AND ESCROW

Dated: 08-26-2024 Recorded: 08-30-2024 as Instrument No. 202408300082, Book/Reel/Liber N/A, Page/Folio N/A In the Records of the County Recorder of Skagit, State of Washington.

Legal: LOT 11, PLAT OF ANKNEY HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 23, 2001, UNDER AUDITOR'S FILE NO. 200108230090, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Assessor's/Parcel No: P118256

Property Address: 314 LONGTIME LN, SEDRO WOOLLEY, WA 98284-4353

AND WHEREAS, the above said Deed of Trust has been paid in full;

NOW THEREFORE, the present Trustee having received from the present nominee for the Beneficiary under said Deed of Trust and the obligations secured thereby a written request to reconvey by reason of the obligations secured by said Deed of Trust,

DOES HEREBY RECONVEY, without warranty, to the person or persons legally entitled thereto, the estate, title and interest now held by it under said Deed of Trust, describing the land therein as more fully described in said Deed of Trust.

By: Nationwide Title Clearing, LLC. as Trustee
On: 4/1/2026

*X Fairway Independent
Mortgage Corporation
Jg*

By: LAUREN ASTLE *VP*

STATE OF Florida
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of APRIL, 2026 by LAUREN ASTLE of NTC, a FLORIDA corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

WITNESS my hand and official seal,

Aaron Burdick
Aaron Burdick



AARON BURDICK
NOTARY PUBLIC
STATE OF FLORIDA
COMM# HH 606524
EXPIRES: NOV 22, 2028