

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

Loan Number 0718544208

DEED OF RECONVEYANCE

WHEREAS, TONY GARCIA AKA ANTONIO GARCIA was the original Trustor, CHICAGO TITLE INSURANCE COMPANY was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR CROSSCOUNTRY MORTGAGE 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 05/17/2022, in the amount of \$203,500.00, and recorded in SKAGIT County, Washington, under Auditor File # 202205250040.

LTS 1 AND 2, BLOCK 24, PLATS OF THE SOUTHERN ADDITION

Parcel ID # P54369

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 15th day of August in the year 2025

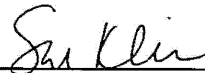
NATIONWIDE TITLE CLEARING, LLC



ALAN BAKER
VICE PRESIDENT

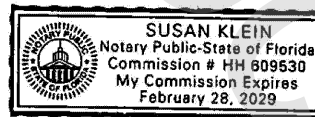
STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization on this 15th day of August in the year 2025, by Alan Baker 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.



SUSAN KLEIN

COMM EXPIRES: 2/28/2029



MRCRC 446437485 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS)
CROSSCOUNTRY MIN 100719100016268862 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O.
Box 2026, Flint, MI 48501-2026 DOCR T152508-12:44:38 [C-2] ERCNWA1



D0116561774