202604270146
04/27/2026 01:07 PM Pages: 1 of 1 Fees: $303.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

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

DEED OF RECONVEYANCE

WHEREAS, JOYCE E SELPH was the original Trustor, **FIDELITY NATIONAL TITLE INSURANCE COMPANY** was the original Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR THE FEDERAL SAVINGS BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS** was the designated nominee of the original Beneficiary under that certain Deed of Trust dated 07/02/2025, in the amount of $90,000.00, and recorded in **SKAGIT** County, **Washington**, under **Auditor File # 202603050012**.

LOT 3, SP MV-297, AF NO. 9801290010, SE 1/4, 21-34-4, SKAGIT CO, WASHINGTON

Parcel ID # P116303

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 27th day of April in the year 2026

NATIONWIDE TITLE CLEARING, LLC

AEngelmann

AMANDA ENGELMANN
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 27th day of April in the year 2026, by Amanda Engelmann 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.

Sue Klein

SUSAN KLEIN
COMM EXPIRES: 2/28/2029

SUSAN KLEIN
Notary Public-State of Florida
Commission # HH 609530
My Commission Expires
February 28, 2029

SPTRC 451033037 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN 10101290001120893 4 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR T272604-12:20:35 [C-2] ERCNWA1

D0125921499