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07/07/2026 10:47 AM Pages: 1 of 1 Fees: $303.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

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

Loan Number 0524121928

DEED OF RECONVEYANCE

WHEREAS, IVAN LUNA GARCIA AND MARIA D LUNA VILLALOBOS was the original Trustor, **CW TITLE** was the original Trustee, and **WELLS FARGO BANK, N.A.** was the original Beneficiary under that certain Deed of Trust dated 11/02/2020, in the amount of $258,000.00, and recorded in **SKAGIT** County, **Washington**, under **Auditor File # 202011060182**.

LOT 16, PLAT OF CRESMOOR DIV NO. 2

Parcel ID # P80755

WELLS FARGO NATIONAL BANK WEST, as successor Trustee under said Deed of Trust and as successor Trustee, having received from 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 07th day of July in the year 2026

WELLS FARGO NATIONAL BANK WEST

Angela Pavao
ANGELA PAVAO
VICE PRESIDENT LOAN DOCUMENTATION

STATE OF FLORIDA
COUNTY OF PINELLAS
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization on this 07th day of July in the year 2026, by Angela Pavao as VICE PRESIDENT LOAN DOCUMENTATION of WELLS FARGO NATIONAL BANK WEST, who, as such VICE PRESIDENT LOAN DOCUMENTATION being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

Vicky McCoy
VICKY MCCOY
COMM EXPIRES: 12/18/2026

VICKY MCCOY
Notary Public - State of Florida
Commission # HH 328470
My Comm. Expires Dec 18, 2026
Bonded through National Notary Assn.

WFHRC 452610262 MSP PIF DOCR T072607-08:47:42 [C-2] ERCNWA1

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