202611130016
11/13/2026 09:56 AM Pages: 1 of 1 Fees: $303.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

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

Loan Number 0244559902

DEED OF RECONVEYANCE

WHEREAS, BRUCE A COX was the original Trustor, **CHICAGO TITLE COMPANY** was the original Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR PEOPLES 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 11/17/2015, in the amount of $191,600.00, and recorded in **SKAGIT** County, **Washington**, under **Auditor File # 201511200130**.

PTN NE NW 29-34-04

Parcel ID # 340429-0-200-0001

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 13th day of November in the year 2026

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 13th day of November in the year 2026, 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.

Alyxandra Carruba
COMM EXPIRES: 6/15/2029

ALYXANDRA CARRUBA
Notary Public - State of Florida
Commission # HH 687972
My Comm. Expires Jun 15, 2029

SMRCN 454631328 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) IMAGES MIN 100135900070046575 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR T132611-12:17:10 [C-2] ERCNWA1

D0133306390