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11/16/2026 08:41 AM Pages: 1 of 1 Fees: $303.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

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

Loan Number 1411915270

DEED OF RECONVEYANCE

WHEREAS, ELWOOD TOPH AND SHERYL TOPH was the original Trustor, **FIRST AMERICAN TITLE INSURANCE COMPANY** was the original Trustee, and **JPMORGAN CHASE BANK, N.A.** was the original Beneficiary under that certain Deed of Trust dated 10/14/2026, in the amount of $535,920.00, and recorded in **SKAGIT** County, **Washington**, under **Auditor File # 202610160047**.

LT 2, PLAT OF PIONEER LANDING, REC NO. 202510280014

Parcel ID # P137399

NATIONWIDE TITLE CLEARING, LLC, 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 13th day of November in the year 2026

NATIONWIDE TITLE CLEARING, LLC

Mary Mojica

MARY MOJICA
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 Mary Mojica 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.

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.

CHAS7 454788982 DOCR T132611-12:21:45 [C-2] ERCNWA1

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