

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

Skamania County, WA	2024-001448
Total: \$303.50 Pgs=1	
RECON	10/07/2024 07:56 AM
Request of:	NATIONWIDE TITLE CLEARING, LLC
eRecorded by:	Simplifile

DEED OF RECONVEYANCE

WHEREAS, PATRICK A SIMMS was the original Trustor, COLUMBIA GORGE TITLE, LLC was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR NEWREZ 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 12/12/2023, in the amount of \$380,000.00, and recorded in SKAMANIA County, Washington, under Auditor File # 2023-001809.

LOT 1 DOWNER'S SP BK 2/PG 68 COUNTY OF SKAMANIA STATE OF WASHINGTON

Parcel ID # 02062800070400

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 04th day of October in the year 2024

NATIONWIDE TITLE CLEARING, LLC

Lauren Astle

LAUREN ASTLE
VICE PRESIDENT

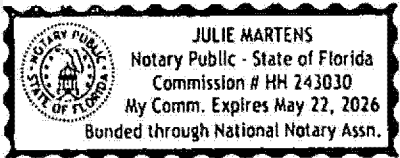
STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization on this 04th day of October in the year 2024, by Lauren Astle 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.

Julie Martens

JULIE MARTENS

COMM EXPIRES: 5/22/2026



SPTRC 442557346 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN 100754497179875327 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR T042410-12:18:59 [C-2] ERCNWA1



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