

When Recorded Return To:

Lien Release Dept
M&T Bank
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PO BOX 5178
Buffalo, NY 14240

Skamania County, WA
Total: \$304.50 Pgs=2
RECON
Request of: NATIONWIDE TITLE CLEARING, LLC
eRecorded by: Simplifile
2024-001736
11/25/2024 08:06 AM

Deed of Reconveyance

M&T Bank#: 0052169729 "GUNN" Q11/929 0200500453 185246237 Skamania, Washington

MIN #:100109800000926569 MERS Corporate Phone Number: 1-888-679-6377

WHEREAS Nationwide Title Clearing, LLC. is the present Trustee of record under the following described Deed of Trust:

Trustor: ERNEST HERBERT GUNN AND LYNN JUNE GUNN, HUSBAND AND WIFE
Beneficiary: LAKEVIEW LOAN SERVICING, LLC BY M&T BANK AS ATTORNEY-IN-FACT

Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR PLAZA HOME MORTGAGE, INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

Original Trustee: SKAMANIA COUNTY TITLE COMPANY

Dated: 07-16-2008 Recorded: 07-22-2008 as Instrument No. 2008170515, Book/Reel/Liber N/A, Page/Folio N/A
In the Records of the County Recorder of Skamania, State of Washington.

Legal: See Exhibit "A" Attached Hereto And By This Reference Made A Part Hereof

Assessor's/Parcel No: 03-07-36-1-4-1100-00

Property Address: 475 NORTHWEST FRANK JOHNS ROAD, STEVENSON, WA 98648

AND WHEREAS, the above said Deed of Trust has been paid in full;

NOW THEREFORE, the present Trustee having received from the present nominee for the Beneficiary under said Deed of Trust and the obligations secured thereby a written request to reconvey by reason of the obligations secured by said Deed of Trust,
DOES HEREBY RECONVEY, without warranty, to the person or persons legally entitled thereto, the estate, title and interest now held by it under said Deed of Trust, describing the land therein as more fully described in said Deed of Trust.

By: Nationwide Title Clearing, LLC. as Trustee
On 11/18/2024

By: LAUREN ASTLE VP

STATE OF Florida
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18 day of NOVEMBER, 2024 by LAUREN ASTLE of N.T.C., a FLORIDA corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

WITNESS my hand and official seal,

Aaron Burdick
Aaron Burdick



AARON BURDICK
NOTARY PUBLIC
STATE OF FLORIDA
COMM# HH 066179
EXPIRES: 11/22/2024

Exhibit A

That portion of Lot 4 of STEVENSON PARK ADDITION, according to the official Plat thereof, on file and of record in the office of the Auditor of Skamania County, Washington, more particularly described as follows:

Beginning at the intersection of the North line of the said Lot 4 with the Westerly right-of-way of the county road, known and designated as Frank Johns Road; thence West along the North line of the said Lot 4 a distance of 79.69 feet; thence South 11°30' East 152.74 feet to an iron pipe on the South line of the said Lot 4; thence East 123.8 feet to intersection with the Westerly right-of-way line of the said Frank Johns Road; thence in a Northwesterly direction following said right-of-way line to the point of beginning.