

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

Skamania County, WA	2025-001116
Total: \$303.50 Pgs=1	
RECON	07/22/2025 08:47 AM
Request of: NATIONWIDE TITLE CLEARING, LLC	
eRecorded by: Simplifile	

Loan Number 4789520766

DEED OF RECONVEYANCE

WHEREAS, SEAN COX AND MELISSA COX was the original Trustor, WFG NATIONAL TITLE COMPANY OF CLARK COUNTY was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR WILLAMETTE VALLEY 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 04/06/2022, in the amount of \$647,200.00, and recorded in **SKAMANIA** County, **Washington**, under **Auditor File # 2022-000728**.

TURNER SHORT PLAT BOOK 3, PAGE 312.

Parcel ID # 02-05-31-2-0-0203-00

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 22nd day of July in the year 2025


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 22nd day of July in the year 2025, 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.



SUSAN KLEIN
COMM EXPIRES: 2/28/2029



CENCM 445950462 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS)
CITIMORTGAGE, INC. MIN 100839500000496327 MERS PHONE 1-888-679-6377 MERS Mailing Address:
P.O. Box 2026, Flint, MI 48501-2026 DOCR T222507-12:29:07 [C-2] ERCNWA1



D0115576195