

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

Skamania County, WA  
Total: \$303.50 Pgs=1  
RECON  
Request of: NATIONWIDE TITLE CLEARING, LLC  
eRecorded by: Simplifile

**2025-001302**

08/19/2025 09:20 AM



## DEED OF RECONVEYANCE

WHEREAS, DUANE F MENTER AND JOANNE E MENTER was the original Trustor, COLUMBIA GORGE TITLE was the original Trustee, and ADAMS BANK SERVICES MANN MORTGAGE, LLC, DBA WESTCORP MORTGAGE GROUP was the original Beneficiary under that certain Deed of Trust dated 09/29/2014, in the amount of \$100,000.00, and recorded in SKAMANIA County, Washington, under Auditor File # 2014001662.

LOT 5 ARIA OAKS BK B/PG 114

Parcel ID # 02-07-21-0-0-1007-00

**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 19th day of August in the year 2025

**NATIONWIDE TITLE CLEARING, LLC**



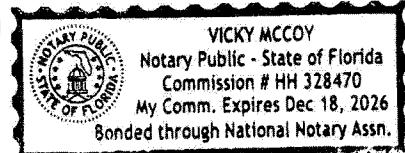
LAUREN ASTLE  
VICE PRESIDENT

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization on this 19th day of August in the year 2025, 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.

  
VICKY MCCOY

COMM EXPIRES: 12/18/2026



CITRC 446703396 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) FULL SERVICE MIN 100063200011728761 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR T192508-12:28:43 [C-2] ERCNWA1



\*D0116686951\*