

Return To:
Truist Bank
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

2025-001435

09/10/2025 07:52 AM

Loan Number 6890940194

DEED OF RECONVEYANCE

WHEREAS, PHILLIP J. KURTZ AND STEPHANIE K KURTZ was the original Trustor, NEXITLE was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR 1ST MARINER 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 10/12/2017, in the amount of \$61,405.00, and recorded in SKAMANIA County, Washington, under Auditor File # 2017002163.

LOT 1 OF THE CITY OF NORTH BONNEVILLE SHORT PLAT NO 89-01, RECORDED IN BOOK "3" OF SHORT PLATS, PAGE 214, RECORDS OF SKAMANIA COUNTY, WASHINGTON

Parcel ID # 02071400040100

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 09th day of September in the year 2025

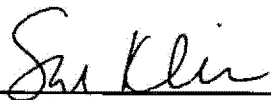
NATIONWIDE TITLE CLEARING, LLC



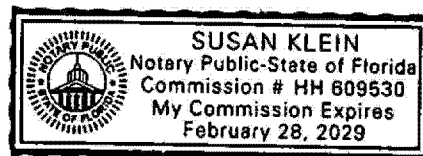
ALAN BAKER
VICE PRESIDENT

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on this 09th day of September 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



SMRCN 446864949 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) IMAGES
MIN 100212507001693320 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI
48501-2026 DOCR T092509-12:23:07 [C-2] ERCNWA1



D0117427728