

Return To:
Nationstar Mortgage LLC
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

2025-001746
11/04/2025 11:37 AM

Loan Number 0723897922

DEED OF RECONVEYANCE

WHEREAS, SHAWN B. VAN PELT AND TINA M. VAN PELT was the original Trustor, FIRST AMERICAN TITLE INSURANCE COMPANY was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR CROSSCOUNTRY MORTGAGE, 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 10/06/2023, in the amount of \$185,000.00, and recorded in SKAMANIA County, Washington, under Auditor File # 2023-001464.

A PORTION OF LOT 5, STEVENSON PARK ADDITION TO THE TOWN OF STEVENSON PTN SEC. 36, T3N, R7E W.M.

Parcel ID # 03073614049000

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 November in the year 2025

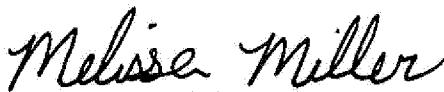
NATIONWIDE TITLE CLEARING, LLC



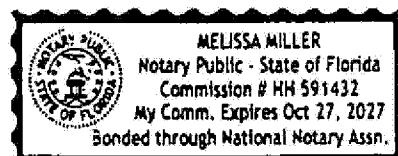
ALAN BAKER
VICE PRESIDENT

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization on this 04th day of November 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.



MELISSA MILLER
COMM EXPIRES: 10/27/2027



MRCRC 447883087 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS)
CROSSCOUNTRY MIN 100719100023312026 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O.
Box 2026, Flint, MI 48501-2026 DOCR T042511-12:16:38 [C-2] ERCNWA1



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