

Return To:
Shellpoint Mortgage Servicing
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
2025-001961
12/04/2025 08:02 AM

DEED OF RECONVEYANCE

WHEREAS, KAREN WHITCHER AS TRUSTEE OF KAREN MARIE WHITCHER TRUST DATED APRIL 6, 2021 UNDER TRUST INSTRUMENT DATED 04/06/2021 was the original Trustor, STEWART TITLE COMPANY was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR RESIDENTIAL 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 10/15/2024, in the amount of \$595,200.00, and recorded in **SKAMANIA** County, **Washington**, under **Auditor File # 2024-001514**.

LOTS 1 AND 3 OF THE MCNEE-HAMILTON SP BK 2/PG 91

Parcel ID # 02052810040000

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 03rd day of December in the year 2025

NATIONWIDE TITLE CLEARING, LLC



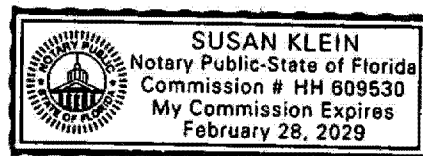
ALAN BAKER
VICE PRESIDENT

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on this 03rd day of December 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



SPTRC 448309574 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN
100046300001351574 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI
48501-2026 DOCR T032512-12:18:19 [C-2] ERCNWA1



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