


Prepared by/Record and Return to:
LIEN RELEASE
JPMORGAN CHASE BANK, N.A
700 KANSAS LANE, MAIL CODE LA4-3120
MONROE, LA 71203
Telephone Nbr: 1-866-756-8747

Deed of Release and Reconveyance
Pursuant to Ariz. Rev. Stat. Sect. 33-707.

Whereas, the indebtedness secured by the Deed of Trust dated, **04/27/2007** executed by **GONZALO BERMUDEZ AND GRACIELA HERNANDEZ**, Trustor(s) to **TICOR TITLE NLS**, Trustee, recorded on **05/01/2007** as **20070508566** in the Office of the County Recorder of **Maricopa** County, **Arizona**.
Property Address: **2642 N 45TH AVE, PHOENIX, AZ 85035**
NOW THEREFORE, the undersigned, being the present Beneficiary under said Deed of Trust does hereby release and reconvey, without covenant or warranty, express or implied, unto the parties legally entitled thereto all right, title and interest which was heretofore acquired by said Trustee under said Deed of Trust, for the benefit of the Beneficiary.


Date: **12/01/2025**
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST BY PURCHASE FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA



Angela Williams
Vice President - Document Execution

STATE OF Louisiana
COUNTY/PARISH OF Ouachita

On **12/01/2025**, before me appeared **Angela Williams**, to me personally known, who did say that s/he/they is (are) the **Vice President - Document Execution** of **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST BY PURCHASE FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA**, and that the instrument was signed on behalf of the corporation (or association), by authority from its board of directors, and that s/he/they acknowledged the instrument to be the free act and deed of the corporation (or association).



Brenda R Davis - 126370, Notary Public
Lifetime Commission

Brenda R Davis
State of Louisiana
Lifetime Commission
Notary Public ID # 126370

Loan #: **4100029129**