

Skamania County, WA
Total: \$104.50 Pgs=2
RECON
Request of: FIRST AMERICAN MORTGAGE SOLUTIONS
eRecorded by: Simplifile

2020-001150

05/20/2020 10:26 AM

WHEN RECORDED MAIL TO:
FIRST AMERICAN MORTGAGE SOLUTIONS
1795 INTERNATIONAL WAY
IDAHO FALLS, ID 83402
PH. 208-528-9895

DEED OF RECONVEYANCE

RECORD 2ND

WASHINGTON
COUNTY OF SKAMANIA
LOAN NO.: 2200886693



PARCEL NO. 02-06-34-0-0-1100-00/02-06-34-0-0-1100-0

LEGAL DESCRIPTION: SEE ATTACHED LEGAL DESCRIPTION

THE UNDERSIGNED, FIRST AMERICAN TITLE INSURANCE COMPANY, located at 1 FIRST AMERICAN WAY, SANTA ANA, CA 92707, as Trustee, Successor Trustee, or Substitute Trustee, under that certain Deed of Trust dated MARCH 12, 2019, executed by THERESA MUGERDITCHIAN AND MARK MUGERDITCHIAN, WIFE AND HUSBAND, Trustor, to ROUTH, CRABTREE, OLSEN, JAMES MIERSMA, Original Trustee, for the benefit of U.S. BANK NATIONAL ASSOCIATION, Original Beneficiary, and recorded on MARCH 14, 2019 as Auditor's File No. 2019000374, in the Records of the County Auditor's Office for SKAMANIA County, State of WASHINGTON.

PROPERTY ADDRESS: 304 DUNCAN CREEK RD, STEVENSON, WASHINGTON 98648

WHEREAS, the Undersigned received from U.S. BANK NATIONAL ASSOCIATION, the Beneficiary of said Deed of Trust, a written request to reconvey, reciting that the obligation secured by said Deed of Trust has been fully paid and performed, does hereby grant, bargain, and convey, without any covenant or warranty, express or implied, to the person or persons legally entitled thereto, all of the estate held by the Undersigned in and to said described premises by virtue of said Deed of Trust.

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on MAY 15, 2020.

FIRST AMERICAN TITLE INSURANCE COMPANY


ILONA DAWIDOWICZ, VICE PRESIDENT

STATE OF ARIZONA COUNTY OF MARICOPA) ss.

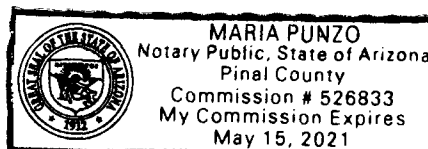
On MAY 15, 2020, before me, MARIA PUNZO, Notary Public, personally appeared ILONA DAWIDOWICZ, VICE PRESIDENT of FIRST AMERICAN TITLE INSURANCE COMPANY, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be and whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or entity, who they acted on the behalf of, executed the instrument.


MARIA PUNZO (COMMISSION EXP. 05/15/2021)
NOTARY PUBLIC

POD: 20200511
US8100119IM - LR - WA



Page 1 of 2



DOCUMENT 2 of 2

EXHIBIT "A"

A tract of land located in the Southwest Quarter of Section 34, Township 2 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of the Southwest Quarter of said Section 34; thence South $01^{\circ} 05' 10''$ West 303.29' along the West line of said Northeast Quarter of the Southwest Quarter to the True Point of Beginning; thence North $78^{\circ} 36' 59''$ East 434.35' to the centerline of Nielson Road (formerly known as Duncan Creek Road); thence Southeasterly, along said centerline to the Northerly line of that tract of land conveyed to the State of Washington in the matter of State Road No. 8 Prindle to Skamania, by Deed recorded November 13, 1925 in Deed Book U at Page 448, records of Skamania County, Washington; thence Southwesterly, along said Northerly line a distance of 15 feet to the Easterly line of that tract of land conveyed to Skamania County for Road District No. 1, by Deed recorded September 17, 1923 in Deed Book T at Page 359, records of Skamania County, Washington; thence Northwesterly, along said Easterly line, a distance of 30 feet, more or less to the Northeast corner thereof; thence Southwesterly, along the Northerly line of said Skamania County tract, a distance of 100 feet to the Northwest corner thereof; thence Southeasterly, along the Westerly line of said Skamania County tract, a distance of 30 feet, more or less to the Northerly line of the above mentioned State of Washington tract; thence Southwesterly, along said Northerly line to the West line of the Northeast Quarter of the Southwest Quarter of said Section 34; thence North $01^{\circ} 05' 10''$ East 99.10' along said West line to the North line of Duncan Creek Road; thence along said North line of Duncan Creek Road the following courses and distances; South $60^{\circ} 36' 33''$ West 51.52'; thence along a 295.00' radius curve to the right 341.31', the long chord of which bears North $86^{\circ} 14' 46''$ West 322.59'; thence North $53^{\circ} 06' 05''$ West 168.43'; thence North $49^{\circ} 52' 17''$ West 143.86' more or less to the intersection of said North line of Duncan Creek Road and the centerline of an existing driveway; thence along the centerline of said existing driveway following courses and distances; North $42^{\circ} 53' 42''$ East 16.06; thence along a 32.06' radius curve to the right 32.39', the long chord which bears North $71^{\circ} 50' 43''$ East 31.03'; thence South $79^{\circ} 12' 17''$ East 39.78'; thence along a 88.44 radius curve to the left 251.70'; the long chord of which bears North $19^{\circ} 15' 27''$ East 174.94'; thence leaving said centerline North $26^{\circ} 32' 28''$ East 371.99'; thence North $78^{\circ} 36' 59''$ East 329.06' to the True Point of Beginning.