

Skamania County, WA
Total: \$104.50
RECON
Pgs=2

2020-002722

10/06/2020 08:11 AM

Request of: FIRST AMERICAN MORTGAGE SOLUTION

00005529202000027220020021

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

DEED OF RECONVEYANCE

WASHINGTON
COUNTY OF SKAMANIA
LOAN NO.: 0097127583



PARCEL NO. 02052000022100

LEGAL DESCRIPTION: LOT 2 OF THE WEAR SHORT PLAT, RECORDED IN AUDITOR'S FILE NO. 2005158520

THE UNDERSIGNED, FIRST AMERICAN TITLE INSURANCE COMPANY, located at 1 FIRST AMERICAN WAY, SANTA ANA, CA 92707, the Trustee, under that certain Deed of Trust dated NOVEMBER 04, 2016, executed by NANCY MCGUIRE AND IAN MCGUIRE, NONTITLE SPOUSE JOINING AS TO MARITAL/HOMESTEAD RIGHTS ONLY, Trustor, to FIRST AMERICAN TITLE INSURANCE COMPANY, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR FREEDOM MORTGAGE CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on NOVEMBER 17, 2016 as Auditor's File No. 2016002417, in the Records of the County Auditor's Office for SKAMANIA County, State of WASHINGTON.

PROPERTY ADDRESS: 31 DENVER LN, WASHOUGAL, WA 98671

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR FREEDOM MORTGAGE CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, 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 SEPTEMBER 28, 2020.
FIRST AMERICAN TITLE INSURANCE COMPANY


NATALIE FELT, VICE PRESIDENT

POD: 20200915
FM8020113IM - LR - WA



Page 1 of 2



MIN: 100073000971275839
MERS PHONE: 1-888-679-6377

STATE OF IDAHO

COUNTY OF BONNEVILLE) ss.

On **SEPTEMBER 28, 2020**, before me, **MELANIE HANSON**, personally appeared **NATALIE FELT** known to me to be the **VICE PRESIDENT of FIRST AMERICAN TITLE INSURANCE COMPANY** the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.


MELANIE HANSON (COMMISSION EXP. 09/15/2026)
NOTARY PUBLIC

