

Skamania County, WA
Total: \$204.50 Pgs=2
RECON
Request of: FIRST AMERICAN MORTGAGE SOLUTIONS
eRecorded by: Simplifile

2021-002748

08/09/2021 08:53 AM

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.: 6850289771

RECORD 2ND



PARCEL NO. 03-07-25-3-0-0600-00

LEGAL DESCRIPTION: S25, T3N, R7E

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 DECEMBER 04, 2010, executed by SCOTT A. BAUMGARTNER AND MELISSA BAUMGARTNER, HUSBAND AND WIFE, Trustor, to SKAMANIA COUNTY TITLE COMPANY, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR HYPERION CAPITAL GROUP, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on DECEMBER 08, 2010 as Auditor's File No. 2010177058, in the Records of the County Auditor's Office for SKAMANIA County, State of WASHINGTON.

PROPERTY ADDRESS: 1551 LOOP ROAD, STEVENSON, WA 98648

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR HYPERION CAPITAL GROUP, LLC, 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 JULY 16, 2021.

FIRST AMERICAN TITLE INSURANCE COMPANY


ERIC FERGUSON, VICE PRESIDENT

POD: 20210621

US8100119IM - LR - WA



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DOCUMENT 2 of 2

MIN: 100307200000581946
MERS PHONE: 1-888-679-6377

Attached to the Deed of Reconveyance dated July 16, 2021

STATE OF ARIZONA COUNTY OF MARICOPA) ss.

On JULY 16, 2021, before me, ANGELINA MILLIGAN, Notary Public, personally appeared ERIC FERGUSON, 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.



ANGELINA MILLIGAN (COMMISSION EXP. 11/15/2024)
NOTARY PUBLIC

