Skamania County, WA Total: \$204.50 Pgs=2

RECON 10/07/2021 07:50 AM
Request of: FIRST AMERICAN MORTGAGE SOLUTIONS

2021-003387

eRecorded by: Simplifile

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

## **DEED OF RECONVEYANCE**

WASHINGTON

RECORD 2ND

COUNTY OF SKAMANIA LOAN NO.: 0440538895

PARCEL NO. 01050400080700

LEGAL DESCRIPTION: LOT 2 OF THE SHELLEY MOORE SHORT PLAT

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 23, 2016, executed by JUSTIN LEE COCHELL AND TARRA FAYE COCHELL, HUSBAND AND WIFE, Trustor, to CLARK COUNTY TITLE, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR UMPQUA BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on DECEMBER 29, 2016 as Auditor's File No. 2016002790, in the Records of the County Auditor's Office for SKAMANIA County, State of WASHINGTON.

PROPERTY ADDRESS: 451 WHITE DOG RD., WASHOUGAL, WA 98671

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR UMPQUA BANK, 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 AUGUST 17, 2021.

FIRST AMERICAN TITLE INSURANCE COMPANY

STEVEN DYLER, VICE PRESIDENT

POD: 20210809

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MIN: 100045810001585055 MERS PHONE: 1-888-679-6377

## STATE OF TEXAS

## COUNTY OF DALLAS ) ss.

On AUGUST 17, 2021, before me, BRIDGET BOOKER, personally appeared STEVEN TYLER 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.

BRIDGET BOOKER (COMMISSION EXP. 12/29/2024)
NOTARY PUBLIC

BRIDGET BOOKER
Notary Public, State of Texas
Comm. Expires 12-29-2024
Notary ID 132843743

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