

Skamania County, WA
Total: \$204.50 Pgs=2
RECON
Request of: NATIONWIDE TITLE CLEARING, LLC
eRecorded by: Simplifile

2021-004095

12/14/2021 08:57 AM

When Recorded Return To:

Lien Release Dept
M&T Bank
4th Floor - Lien Release Dept.
PO BOX 5178
Buffalo, NY 14240

Deed of Reconveyance

M&T Bank#: 4000633422 "PIGMAN," S09/002 4022303064 6235500006 304960213 Skamania, Washington

MIN #:100392411206853957 SIS #: 1-888-679-6377

WHEREAS Nationwide Title Clearing, INC. is the present Trustee of record under the following described Deed of Trust:

Trustor: GARY A PIGMAN, AN UNMARRIED MAN

Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for ~~X~~ beneficiary of the security instrument, its successors and assigns

Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

Original Trustee: FIDELITY NATIONAL TITLE COMPANY OF WASHI

Dated: 10-13-2020 Recorded: 10-14-2020 as Instrument No. 2020-002833, Book/Reel/Liber N/A, Page/Folio N/A in the Records of the County Recorder of Skamania, State of Washington.

Legal: See Exhibit "A" Attached Hereto And By This Reference Made A Part Hereof

Assessor's/Parcel No: 96-00-00-9-3-0000-00

Property Address: 93 NORTHWOODS, COUGAR, WA 98616

AND WHEREAS, the above said Deed of Trust has been paid in full;

NOW THEREFORE, the present Trustee having received from the present nominee for the Beneficiary under said Deed of Trust and the obligations secured thereby a written request to reconvey by reason of the obligations secured by said Deed of Trust,

DOES HEREBY RECONVEY, without warranty, to the person or persons legally entitled thereto, the estate, title and interest now held by it under said Deed of Trust, describing the land therein as more fully described in said Deed of Trust.

By: Nationwide Title Clearing, INC. as Trustee

On 12-19-21

By: Melissa Denney, VP

STATE OF Florida
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of December, 2021, by Melissa Denney of NTC, a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

WITNESS my hand and official seal,

Karin Chandias
Karin Chandias



KARIN CHANDIAS
Notary Public - State of Florida
Commission # GG 359782
My Comm. Expires Jul 28, 2023
Bonded through National Notary Assn.

EXHIBIT "A"

A LEASEHOLD ESTATE ARISING OUT OF A LEASE BETWEEN WATER FRONT RECREATION, INC., AS LESSOR AND ODIE O. THOMAS AND MAXINE THOMAS, AS LESSEE, DATED JANUARY 30, 1978, RECORDED UNDER AUDITOR'S NO. 146841, BOOK 233, PAGE 582.

LESEE'S INTEREST IN SAID LEASE WAS ASSIGNED TO GARY A. PIGMAN, AN UNMARRIED MAN BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 2020-002831, ON THE FOLLOWING DESCRIBED PROPERTY:

LOT 93, AS SHOWN ON THE PLAT AND SURVEY ENTITLED "RECORD OF SURVEY FOR WATERFRONT RECREATION, INC.", DATED MAY 16, 1974, ON FILE AND OF RECORD UNDER AUDITOR'S FILE NO. 77523, AT PAGE 449 OF BOOK "J" OF MISCELLANEOUS RECORDS OF SKAMANIA COUNTY, WASHINGTON.