

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

2022-000261

02/07/2022 12:39 PM

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.: 00003000748481

PARCEL NO. 03101500100400

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 OCTOBER 07, 2009, executed by BLAIR SIMPSON AND NICOLE LIGON, WHO ARE HUSBAND AND WIFE, Trustor, to U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, Original Trustee, for the benefit of U.S. BANK NATIONAL ASSOCIATION N.D., Original Beneficiary, and recorded on OCTOBER 28, 2009 as Auditor's File No. 2009174177, in the Records of the County Auditor's Office for SKAMANIA County, State of WASHINGTON.

PROPERTY ADDRESS: 231 NEWELL RD BOX 248, UNDERWOOD, WA 98651

WHEREAS, the Undersigned received from U.S. BANK NATIONAL ASSOCIATION N.D., 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.

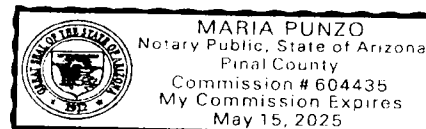
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on FEBRUARY 01, 2022.  
FIRST AMERICAN TITLE INSURANCE COMPANY

ARIEL GERARDO MORAN, VICE PRESIDENT

STATE OF ARIZONA COUNTY OF PINAL ) ss.

On FEBRUARY 01, 2022, before me, MARIA PUNZO, Notary Public, personally appeared ARIEL GERARDO MORAN, 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. 05/15/2025)  
NOTARY PUBLIC



POD: 20220118  
US8090119IM - LR - WA



US8090119IM - 00003000748481 - SIMPSON; LIGON

LEGAL DESCRIPTION

**A PARCEL OF LAND IN THE WEST HALF OF THE SW 1/4 OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE W.M. IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE POINT OF BEGINNING WHICH IS ON THE NORTH LINE OF SAID WEST HALF OF THE SW 1/4 SOUTH 88 DEG. 25' 24" EAST A DISTANCE OF 731.75 FT FROM A LAWSON BRASS CAP MONUMENTING THE WEST 1/4 OF SAID SECTION 15; THENCE SOUTH 88 DEG. 25' 24" EAST ALONG SAID NORTH LINE, A DISTANCE OF 629.85 FT TO THE NE CORNER OF SAID WEST HALF OF THE SW 1/4; THENCE SOUTH 01 DEG. 50' 11" WEST ALONG THE EAST LINE OF SAID WEST HALF OF THE SW 1/4, A DISTANCE OF 666.13 FEET TO THE CENTERLINE OF SKAMANIA COUNTY LOVE RD EASEMENT; THENCE SOUTH 34 DEG. 33' 49" WEST ALONG SAID CENTERLINE, A DISTANCE OF 210.01 FT TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 213.28 FT AND A CENTRAL ANGLE OF 31 DEG. 30' 46" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 51 DEG. 40' 46" WEST 115.83 FT; THENCE SW ALONG SAID CURVE A DISTANCE OF 117.30 FT TO A POINT OF CUSP ON A CURVE, FROM WHICH THE RADIUS POINT BEARS SOUTH 31 DEG. 56' 25" EAST; THENCE SW A DISTANCE OF 97.20 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 216.69 FEET AND A CENTRAL ANGLE OF 25 DEG. 42' 05" TO THE NORTH LINE OF A TRACT DEEDED TO THE US RECORDED IN BOOK 64, PAGE 815, SKAMANIA COUNTY RECORDS; THENCE NORTH 88 DEG. 26' 27" WEST ALONG SAID TRACT BOUNDARY, A DISTANCE OF 17.67 FT; THENCE SOUTH 54 DEG. 48' 03" WEST A DISTANCE OF 31.53 FT; THENCE SOUTH 54 DEG. 48' 03" WEST, A DISTANCE OF 38.57 FEET; THENCE SOUTH 55 DEG. 08' 03" WEST, A DISTANCE OF 46.10 FT; THENCE SOUTH 40 DEG. 04' 23" WEST, A DISTANCE OF 44.30 FEET; THENCE SOUTH 00 DEG. 24' 07" EAST, A DISTANCE OF 45 FT; THENCE SOUTH 15 DEG. 30' 07" EAST, A DISTANCE OF 42.20 FT TO A POINT IN SKAMANIA COUNTY NEWELL ROAD; THENCE CONTINUING NORTH 78 DEG. 26' 13" EAST ALONG SAID TRACT BOUNDARY AND WITHIN SAID NEWELL RD RIGHT OF WAY 48.40 FT, THENCE SOUTH 82 DEG. 16' 02" EAST, A DISTANCE OF 49.90 FT; THENCE SOUTH 48 DEG. 43' 17" EAST, A DISTANCE OF 50.30 FT; THENCE SOUTH 31 DEG. 43' 22" EAST, A DISTANCE OF 71.5 FT; THENCE SOUTH 07 DEG. 54' 07" EAST, A DISTANCE OF 29.71 FT TO THE SW CORNER OF SAID TRACT AND THE CENTERLINE OF SAID NEWELL ROAD RIGHT OF WAY; THENCE CONTINUING SOUTH 07 DEG. 22' 21" EAST ALONG SAID NEWELL RD CENTERLINE 695.87 FEET TO THE NORTH LINE OF SKAMANIA COUNTY COOK-UNDERWOOD RD; THENCE NORTH 62 DEG. 47' 08" WEST ALONG SAID NORTH LINE A DISTANCE OF 374.01 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE NORTH LINE; THENCE NW A DISTANCE OF 255.26 FT ALONG THE CURVE HAVING A RADIUS OF 1175.92 FT AND A CENTRAL ANGLE OF 12 DEG. 26' 15" ; THENCE NORTH 01 DEG. 00' 11" EAST A DISTANCE OF 702.99 FEET TO THE CENTERLINE OF SAID NEWELL RD RIGHT OF WAY; THENCE CONTINUING NORTH 01 DEG. 50' 11" EAST A DISTANCE OF 1279.71 FT, MORE OR LESS TO THE POINT OF BEGINNING.**

**SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.**