

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

**2022-001170**

06/06/2022 04:42 PM

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.: 0440537490

PARCEL NO. 02-07-21-0-0-1009-00

LEGAL DESCRIPTION: **LOT 7 ARIA OAKS S/D Bk B/Pg114**

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 **MARCH 11, 2016**, executed by **STEVEN DONALD PICKERING, AN UNMARRIED PERSON**, Trustor, to **COLUMBIA GEORGE TITLE, LLC**, 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 **MARCH 17, 2016** as Auditor's File No. **2016000494**, in the Records of the County Auditor's Office for **SKAMANIA County, State of WASHINGTON**.

PROPERTY ADDRESS: **3 SHADY OAK LN, NORTH BONNEVILLE, WA 98639**

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 **JUNE 06, 2022**.

**FIRST AMERICAN TITLE INSURANCE COMPANY**

**TIPHANY JO WILLIAMS, VICE PRESIDENT**

POD: 20220523

FS8090112IM - LR - WA



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MIN: 100045810001287785  
MERS PHONE: 1-888-679-6377

STATE OF **IDAHO**

COUNTY OF **BONNEVILLE** ) ss.

On **JUNE 06, 2022**, before me, **CAITLIN BUONO**, personally appeared **TIPHANY JO WILLIAMS** 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.



**CAITLIN BUONO (COMMISSION EXP. 03/29/2025)**  
NOTARY PUBLIC

