

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

2022-002177

11/03/2022 07:44 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#: 4000414724 "ROBBINS" S09/001 4020821790 8090500504 304960213 Skamania, Washington

MIN #: 100392411206281662 SIS #: 1-888-679-6377

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

Trustor: RANDY B ROBBINS AND KAREN J ROBBINS, A MARRIED COUPLE
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 CO OF WA INC

Dated: 07-13-2020 Recorded: 07-15-2020 as Instrument No. 2020-001748, 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: 96000188000000

Property Address: 188 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.

Bv: Nationwide Title Clearing, LLC. as Trustee

By:

Shannon McKinney

STATE OF Florida
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of November, 2022 by Shannon McKinney 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 359792
My Comm. Expires Jul 28, 2023
Bonded through National Notary Assn.

Handwritten: Fairway Independent
Mortgage Corporation

Handwritten: J9

Exhibit A

**A LEASEHOLD ESTATE FOR A TERM OF 48 YEARS ARISING OUT OF A LEASE BETWEEN
WATER**

**FRONT RECREATION, INC., A WASHINGTON CORPORATION, AS LESSOR AND RODNEY AND
KRISTI WILSON, LESSEE, RECORDED UNDER AUDITOR'S FILE NO. 125926, AND ASSIGNED TO
PETER AND CARMEL MCMINN BY INSTRUMENT RECORDED JULY 10, 2007 UNDER AUDITOR'S
FILE NO. 2007166830 ON THE FOLLOWING DESCRIBED PROPERTY:**

**CABIN 188, AS SHOWN ON THE PLAT AND SURVEY ENTITLED RECORD OF SURVEY OF
WATERFRONT RECREATION, INC., DATED MAY 14, 1971, ON FILE AND OF RECORD UNDER
AUDITOR'S FILE NO. 73635, PAGE 306, OF BOOK "J" OF MISCELLANEOUS RECORDS OF
SKAMANIA COUNTY, WASHINGTON.**

Unofficial
Copy