

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

**2023-001386**

09/27/2023 03:28 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.: 00996638987-00001

PARCEL NO. 03750140160000

LEGAL DESCRIPTION: **LOT 16 OF THE BOULDER RIDGE ESTATES S/D #2009174613**

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 10, 2020**, executed by **MICHAEL S SIMMON AND KAREN L SIMMONS, HUSBAND AND WIFE**, Trustor, to **UPF WASHINGTON INCORPORATED**, Original Trustee, for the benefit of **UMPQUA BANK**, Original Beneficiary, and recorded on **MARCH 16, 2020** as Auditor's File No. **2020-000614**, in the Records of the County Auditor's Office for **SKAMANIA** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **72 KEK RD, CARSON, WA 98610**

WHEREAS, the Undersigned received from **UMPQUA BANK**, 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 **SEPTEMBER 27, 2023**.  
**FIRST AMERICAN TITLE INSURANCE COMPANY**

**TAWNYA RAINEY, VICE PRESIDENT**

POD: 20230825

UB8050122IM - LR - WA



STATE OF **IDAHO**

COUNTY OF **BONNEVILLE** ) ss.

On **SEPTEMBER 27, 2023**, before me, **TODD SLEIGHT**, personally appeared **TAWNYA RAINEY** 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.



**TODD SLEIGHT (COMMISSION EXP. 03/24/2029)**  
NOTARY PUBLIC



This document contains electronic signatures.