

Skamania County, WA
Total: \$304.50 Pgs=2
RECON
Request of: FIRST AMERICAN MORTGAGE SOLUTIONS
eRecorded by: Simplifile

2024-000267

03/11/2024 02:45 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.: 0472110741

PARCEL NO. 03073613120000

LEGAL DESCRIPTION: PTN, LOT 2 SKAMANIA ELECTRIC ADD Bk A/Pg 42

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 **MAY 02, 2020**, executed by **DAVID R COOPER AND PETRA R COOPER, HUSBAND AND WIFE**, Trustor, to **PRIORITY TITLE & ESCROW**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR AMERICAN FINANCING CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on **MAY 07, 2020** as Auditor's File No. **2020-001054**, in the Records of the County Auditor's Office for **SKAMANIA** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **112 LOOP RD, STEVENSON, WA 98648**

WHEREAS, the Undersigned received from **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR AMERICAN FINANCING CORPORATION, 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 **MARCH 11, 2024**.

FIRST AMERICAN TITLE INSURANCE COMPANY

TIPHANY JO WILLIAMS, VICE PRESIDENT

POD: 20240228

FS8090112IM - LR - WA



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DOCUMENT 2 of 2

MIN: 100339700003685273
MERS PHONE: 1-888-679-6377

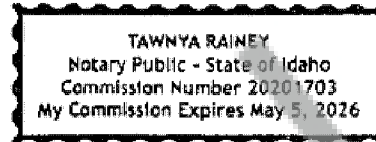
STATE OF **IDAHO**

COUNTY OF **BONNEVILLE**) ss.

On **MARCH 11, 2024**, before me, **TAWNIA RAINEY**, 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.

Tawnya Rainey

TAWNIA RAINEY (COMMISSION EXP. 05/05/2026)
NOTARY PUBLIC



This document contains electronic signatures.