

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

2024-000691

06/10/2024 08:59 AM

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.: 8501437171



PARCEL NO. 02-05-32-3-0-0101-00

LEGAL DESCRIPTION: LOT 1 R & L GARDNER SP Bk 3/Pg 347

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 **APRIL 15, 2020**, executed by **LARRY VERLE GARDNER AND ROSEMARY DENISE GARDNER, HUSBAND AND WIFE**, Trustor, to **COLUMBIA GORGE TITLE**, 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 **APRIL 20, 2020** as Auditor's File No. **2020-000893**, in the Records of the County Auditor's Office for **SKAMANIA** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **10351 WASHOUGAL RIVER RD, WASHOUGAL, WASHINGTON 98671-7023**

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 07, 2024**.

FIRST AMERICAN TITLE INSURANCE COMPANY

JEFFREY OSGOOD, VICE PRESIDENT

POD: 20240530

UB8011224IM - LR - WA



Page 1 of 2



DOCUMENT 2 of 2

MIN: 100045810002981154
MERS PHONE: 1-888-679-6377

STATE OF **IDAHO**

COUNTY OF **BONNEVILLE**) ss.

On **JUNE 07, 2024**, before me, **TODD SLEIGHT**, personally appeared **JEFFREY OSGOOD** 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.