

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

**2024-001147**

08/19/2024 08:27 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.: **8501400451**

PARCEL No. **03082120220100**

LEGAL DESCRIPTION: **LOT 9 CHESTER R NELSON SUB Bk A/Pg 111**

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 10, 2019**, executed by **EDWARD C SELCH, AN UNMARRIED MAN, AND ANNA L HOOT, AN UNMARRIED WOMAN**, Trustor, to **COLUMBIA GORGE 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 **APRIL 15, 2019** as Auditor's File No. **2019000544**, in the Records of the County Auditor's Office for **SKAMANIA** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **962 SMITH BECKON RD, CARSON, WASHINGTON 98610**

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 **AUGUST 16, 2024**.

**FIRST AMERICAN TITLE INSURANCE COMPANY**

**JEFFREY OSGOOD, VICE PRESIDENT**

POD: 20240808

UB8011224IM - LR - WA



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DOCUMENT 2 of 2

MIN: 100045810002615778  
MERS PHONE: 1-888-679-6377

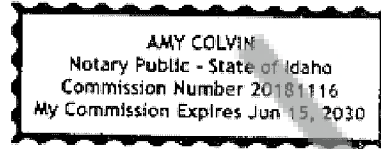
STATE OF **IDAHO**

COUNTY OF **BONNEVILLE** ) ss.

On **AUGUST 16, 2024**, before me, **AMY COLVIN**, 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.



**AMY COLVIN (COMMISSION EXP. 06/15/2030)**  
NOTARY PUBLIC



This document contains electronic signatures.