

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

2024-001149

08/19/2024 08:30 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.: 0152965133

PARCEL No. 02072043260000

LEGAL DESCRIPTION: **LOT 9 BLK 6 RELOCATED NORTH BONNEVILLE**

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 **NOVEMBER 16, 2023**, executed by **JOEL ADAM KOCH, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY**, Trustor, to **WFG NATIONAL TITLE COMPANY**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS **DESIGNATED NOMINEE FOR TRIDENT HOME LOANS, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**, Original Beneficiary, and recorded on **NOVEMBER 20, 2023** as Auditor's File No. **2023-001712**, in the Records of the County Auditor's Office for **SKAMANIA** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **609 SHAHALA ST., NORTH BONNEVILLE, WASHINGTON 98639**

WHEREAS, the Undersigned received from **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS **DESIGNATED NOMINEE FOR TRIDENT HOME LOANS, LLC, 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

AMY COLVIN, VICE PRESIDENT

POD: 20240806

FM8020113IM - LR - WA



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DOCUMENT 2 of 2

MIN: 100674600092000306
MERS PHONE: 1-888-679-6377

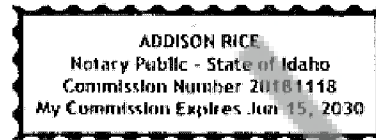
STATE OF **IDAHO**

COUNTY OF **BONNEVILLE**) ss.

On **AUGUST 16, 2024**, before me, **ADDISON RICE**, personally appeared **AMY COLVIN** 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.



ADDISON RICE (COMMISSION EXP. 06/15/2030)
NOTARY PUBLIC



This document contains electronic signatures.