

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

**2024-001193**

08/26/2024 12:53 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.: 0152768545



PARCEL No. 03082240040000

LEGAL DESCRIPTION: PTN, SEC 22, T3N, R8E W.M.

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 **OCTOBER 23, 2023**, executed by **BRANDON J GAUDREN AND, JENIFER J GAUDREN HUSBAND AND WIFE**, Trustor, to **COLUMBIA GORGE TITLE**, 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 **OCTOBER 23, 2023** as Auditor's File No. **2023-001531**, in the Records of the County Auditor's Office for **SKAMANIA** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **672 KELLY HENKE RD, STEVENSON, WA 98648**

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 26, 2024**.

**FIRST AMERICAN TITLE INSURANCE COMPANY**

**TIPHANY JO WILLIAMS, VICE PRESIDENT**

POD: 20240816

FM8020113IM - LR - WA



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DOCUMENT 2 of 2

MIN: 100674600091800219  
MERS PHONE: 1-888-679-6377

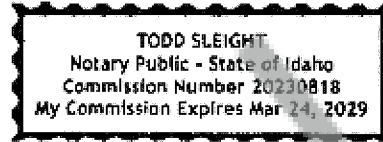
STATE OF **IDAHO**

COUNTY OF **BONNEVILLE** ) ss.

On **AUGUST 26, 2024**, before me, **TODD SLEIGHT**, 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.



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



This document contains electronic  
signatures.