

Skamania County, WA

Total: \$304.50 Pgs=2

RECON

Request of: FIRST AMERICAN MORTGAGE SOLUTIONS

eRecorded by: Simplifile

2025-000023

01/07/2025 08:51 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.: 4000882753



PARCEL No. 01050300011400

LEGAL DESCRIPTION: PTN LOT 2 OF SHORT PLATS 3-76 AND LOT 1 SHORT PLATS 3-159

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 15, 2020**, executed by **DOUGLAS NIEMI, AS HIS SEPARATE ESTATE**, Trustor, to **CLARK COUNTY TITLE COMPANY**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR **AMERICAN FINANCIAL RESOURCES, INC.**, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on **OCTOBER 20, 2020** as Auditor's File No. **2020-002884**, in the Records of the County Auditor's Office for **SKAMANIA** County, State of **WASHINGTON**.

PROPERTY ADDRESS: 102 HILLSBERRY ROAD, WASHOUGAL, WASHINGTON 98671

WHEREAS, the Undersigned received from **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR **AMERICAN FINANCIAL RESOURCES, INC.**, 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 **JANUARY 07, 2025**.

FIRST AMERICAN TITLE INSURANCE COMPANY

JEFFREY OSGOOD, VICE PRESIDENT

POD: 20241226

CM8060119IM - LR - WA



Page 1 of 2



DOCUMENT 2 of 2

MIN: 100336300022781113
MERS PHONE: 1-888-679-6377

STATE OF **IDAHO**

COUNTY OF **BONNEVILLE**) ss.

On **JANUARY 07, 2025**, before me, **KATIE OLSON**, 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.

Katie Olson

KATIE OLSON (COMMISSION EXP. 02/26/2027)
NOTARY PUBLIC



This document contains electronic signatures.