

Skamania County, WA

Total: \$303.50 Pgs=1

RECON

Request of: FIRST AMERICAN MORTGAGE SOLUTIONS

eRecorded by: Simplifile

2025-000060

01/13/2025 01:09 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.: 1910003956



PARCEL NO. 02052930010000

LEGAL DESCRIPTION: LOT 1 RIVERSIDE ESTATES, Bk B/Pg 44

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 DECEMBER 15, 2021, executed by DAVID E. RICHARDSON AND AMANDA RICHARDSON, HUSBAND AND WIFE, Trustor, to FIRST AMERICAN TITLE INSURANCE COMPANY, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR CITADEL SERVICING CORPORATION DBA ACRA LENDING, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on DECEMBER 16, 2021 as Auditor's File No. 2021-004132, in the Records of the County Auditor's Office for SKAMANIA County, State of WASHINGTON.

PROPERTY ADDRESS: 52 UPLAND ROAD, WASHOUGAL, WASHINGTON 98671

WHEREAS, the Undersigned received from CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP, 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 10, 2025.

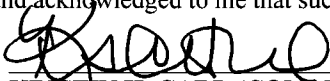
FIRST AMERICAN TITLE INSURANCE COMPANY


ALEXANDRA BARZEE VICE PRESIDENT

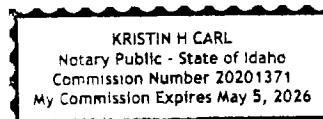
STATE OF IDAHO

COUNTY OF BONNEVILLE) ss.

On JANUARY 10, 2025, before me, KRISTIN H. CARL, personally appeared ALEXANDRA BARZEE 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.



KRISTIN H. CARL (COMMISSION EXP. 05/05/2026)
NOTARY PUBLIC



POD: 20241115

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MIN: 100741900070375343
MERS PHONE: 1-888-679-6377