

Skamania County, WA
Total: \$303.50 Pgs=1
RECON
Request of: FIRST AMERICAN MORTGAGE SOLUTIONS
eRecorded by: Simplifile

2025-000582

04/29/2025 08:01 AM

WHEN RECORDED MAIL TO:
FIRST AMERICAN MORTGAGE SOLUTIONS
1795 INTERNATIONAL WAY
IDAHO FALLS, ID 83402
PH. 208-528-9895

DEED OF RECONVEYANCE

WASHINGTON
COUNTY OF SKAMANIA
LOAN NO.: 2303009462

RECORD 2ND



PARCEL NO. 03100200149300, 43100200040983

LEGAL DESCRIPTION: PTN NE 1/4, SEC T3N, R10EW

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 **FEBRUARY 24, 2025**, executed by **STEPHEN ROBERTS AND ROXANNE ROBERTS, A MARRIED COUPLE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, AND NOT AS COMMUNITY PROPERTY OR AS TENANTS IN COMMON**, Trustor, to **CLARK FINANCIAL SERVICES, INC.**, Original Trustee, for the benefit of **IQ CREDIT UNION**, Original Beneficiary, and recorded on **FEBRUARY 27, 2025** as Auditor's File No. **2025-000296**, in the Records of the County Auditor's Office for **SKAMANIA County, State of WASHINGTON**.

PROPERTY ADDRESS: **31 CREEKSIDE PL, WHITE SALMON, WASHINGTON 98672**

WHEREAS, the Undersigned received from **IQ CREDIT UNION**, 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
APR 28 2025

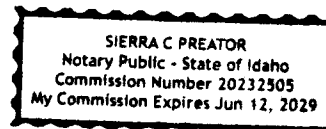
FIRST AMERICAN TITLE INSURANCE COMPANY

DANIEL FRONGNER, VICE PRESIDENT

STATE OF **IDAHO** COUNTY OF **BONNEVILLE**) ss.

On **APR 28 2025**, before me, **SIERRA C. PREATOR**, personally appeared **DANIEL FRONGNER** 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.

SIERRA C. PREATOR (COMMISSION EXP. 06/12/2029)
NOTARY PUBLIC



POD: 20250331
TS8052616IM - LR - WA



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MIN: 100790900000003171
MERS PHONE: 1-888-679-6377