

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

2025-000704

05/13/2025 07:47 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.: 0150273522



PARCEL NO. 03082911350000

LEGAL DESCRIPTION: SEE ATTACHED LEGAL DESCRIPTION

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 **APRIL 07, 1995**, executed by **MICHAEL S. BOTTOM, A SINGLE PERSON**, Trustor, to **SKAMANIA COUNTY TITLE COMPANY**, Original Trustee, for the benefit of **NORWEST MORTGAGE, INC.**, Original Beneficiary, and recorded on **APRIL 18, 1995** in Volume **149**, at Page **356**, as Auditor's File No. **122090**, in the Records of the County Auditor's Office for **SKAMANIA** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **MP - 1.21 FREDRICKSON ROAD, CARSON, WASHINGTON 98610**

WHEREAS, the Undersigned received from **FREEDOM MORTGAGE CORPORATION**, 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

MAY 12 2025

FIRST AMERICAN TITLE INSURANCE COMPANY

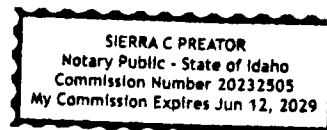

DANIEL FRONGNER, VICE PRESIDENT

STATE OF IDAHO

COUNTY OF BONNEVILLE) ss.

On **MAY 12 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: 20250421

FM8020113IM - LR - WA



LEGAL DESCRIPTION

Parcel I

The South 100 feet of Lot 1, the South 100 feet of Lot 2, and all of Lot 3, Block 3, of Estabrook Addition of the Town of Carson, according to the official plat thereof on file and of record at Page 31 of Book A of Plats, in the County of Skamania, State of Washington.

Parcel II

A tract of land in the Northeast quarter of the Northeast quarter of Section 29, Township 3 North, Range 8 East of the Willamette, in the County of Skamania, State of Washington, described as follows:

Beginning at the Northwest corner of Lot 3, Block 3 of the Estabrook Addition and proceeding North along the westerly boundary line of Johnsons' property as described in Book 74, Page 731, for a distance of 150 feet; thence East in a line parallel to the Southerly boundary line of Lots 1, 2 and 3 of Estabrook Addition to the Town of Carson, for a distance of 130 feet, more or less, to the Easterly line of the Johnsons' property; thence South 185 feet; thence West 87 feet; thence North 35 feet; thence West 43.5 feet to the Point of Beginning.