

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

2025-001504

09/23/2025 07:44 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.: 2004004975

PARCEL NO. 01051000030100

LEGAL DESCRIPTION: PTN NE 1/4 NW 1/4 SEC 10, T1N, R5E, 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 **JUNE 24, 2020**, executed by **MATTHEW J. WAGNER AND ALISHA J. WAGNER, HUSBAND AND WIFE.**, Trustor, to **CLARK FINANCIAL SERVICES, INC.**, Original Trustee, for the benefit of **IQ CREDIT UNION**, Original Beneficiary, and recorded on **JULY 01, 2020** as Auditor's File No. **2020-001629**, in the Records of the County Auditor's Office for **SKAMANIA** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **301 CANYON CREEK RD, WASHOUGAL, WASHINGTON 98671**

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

SEP 19 2025

FIRST AMERICAN TITLE INSURANCE COMPANY

DANIEL FRONGNER, VICE PRESIDENT

STATE OF IDAHO

COUNTY OF BONNEVILLE) ss.

On **SEP 19 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

SIERRA C PREATOR
Notary Public - State of Idaho
Commission Number 20232505
My Commission Expires Jun 12, 2029

POD: 20250818

TS80526161M - LR - WA

