

Skamania County, WA

Total: \$304.50 Pgs=2

RECON

Request of: FIRST AMERICAN MORTGAGE SOLUTIONS
eRecorded by: Simplifile

2025-001986

12/09/2025 07:56 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.: 9133086250

PARCEL NO. 02-05-19-2-0-0113-00

LEGAL DESCRIPTION: LOT 13 SKAMANIA HIGHLANDS Bk A/PG 140

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 **JANUARY 15, 2021**, executed by **JAMES W. READ, UNMARRIED MAN**, Trustor, to **COLUMBIA GORGE TITLE**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR HOMESIDE FINANCIAL, LLC DBA LOWER, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on **JANUARY 21, 2021** as Auditor's File No. **2021-000264**, in the Records of the County Auditor's Office for **SKAMANIA County, State of WASHINGTON**.

PROPERTY ADDRESS: 3121 SKYE RD., WASHOUGAL, WASHINGTON 98671

WHEREAS, the Undersigned received from **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR HOMESIDE FINANCIAL, LLC DBA LOWER, 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 **DECEMBER 08, 2025**.
FIRST AMERICAN TITLE INSURANCE COMPANY

REBECCA HIGLEY, VICE PRESIDENT

POD: 20251126

PR8100120IM - LR - WA



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DOCUMENT 2 of 2

MIN: 101264012349450504
MERS PHONE: 1-888-679-6377

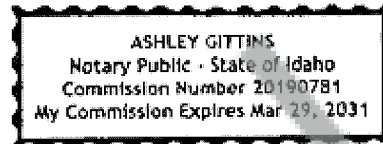
STATE OF **IDAHO**

COUNTY OF **BONNEVILLE**) ss.

On **DECEMBER 08, 2025**, before me, **ASHLEY GITTINS**, personally appeared **REBECCA HIGLEY** 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.



ASHLEY GITTINS (COMMISSION EXP. 03/29/2031)
NOTARY PUBLIC



This document contains electronic signatures.