

Return To:
RoundPoint Mortgage Servicing LLC
C/O Nationwide Title Clearing, LLC
2100 Alt. 19 North
Palm Harbor, FL 34683

Skamania County, WA	2025-002047
Total: \$303.50 Pgs=1	
RECON	12/17/2025 12:48 PM
Request of: NATIONWIDE TITLE CLEARING, LLC	
eRecorded by: Simplifile	

Reference #: 2015791672

DEED OF RECONVEYANCE

WHEREAS, KIRBY M. RICHARDS AND WILLIAM C. RICHARDS was the original Trustor, COLUMBIA GORGE TITLE, LLC was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS was the designated nominee of the original Beneficiary under that certain Deed of Trust dated 03/06/2020, in the amount of \$182,500.00, and recorded in SKAMANIA County, Washington, under Auditor File # 2020-000590.

PTN SEC. 20, T3N, R10E, W.M.

Parcel ID # 03-10-20-3-4-0500-00

NATIONWIDE TITLE CLEARING, LLC, as successor Trustee under said Deed of Trust and as successor Trustee, having received from the designated nominee of the present Beneficiary under said Deed of Trust a written request to reconvey, reciting that the obligation(s) secured by the Deed of Trust have been fully satisfied, does hereby grant, bargain, sell and reconvey, unto the parties entitled thereto all right, title and interest which was heretofore acquired by said Trustee under said Deed of Trust.

Dated this 17th day of December in the year 2025

NATIONWIDE TITLE CLEARING, LLC



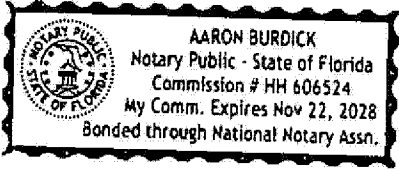
LAUREN ASTLE
VICE PRESIDENT

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization on this 17th day of December in the year 2025, by Lauren Astle as VICE PRESIDENT of NATIONWIDE TITLE CLEARING, LLC, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.



AARON BURDICK
COMM EXPIRES: 11/22/2028



RPMLR 448292992 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN 100392411205431722 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR T172512-12:21:56 [C-2] ERCNWA1



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