

Skamania County, WA  
Total: \$304.50 Pgs=2  
RECON  
Request of: FIRST AMERICAN TITLE INSURANCE (FAMS)  
eRecorded by: CSC Ingeo

**2026-000406**

03/23/2026 08:32 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.: 3551623876

PARCEL NO. 03073613290000

LEGAL DESCRIPTION: PTN. SEC 36, T3N, R7 E 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 12, 2023**, executed by **JAMES COPENHAVER AND MARY CONSTANCE COPENHAVER, HUSBAND AND WIFE, AND DANIEL COPENHAVER AND MICHAELA COPENHAVER, HUSBAND AND WIFE**, Trustor, to **COLUMBIA GORGE TITLE**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED **NOMINEE FOR MANN MORTGAGE, LLC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**, Original Beneficiary, and recorded on **JUNE 12, 2023** as Auditor's File No. **2023-000821**, in the Records of the County Auditor's Office for **SKAMANIA** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **390 NW CHESSER RD, STEVENSON, WASHINGTON 98648**

WHEREAS, the Undersigned received from **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED **NOMINEE FOR MANN MORTGAGE, LLC., 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 **MARCH 20, 2026**.

**FIRST AMERICAN TITLE INSURANCE COMPANY**

**TIPHANY JO WILLIAMS, VICE PRESIDENT**

POD: 20260310  
QL8040120IM - LR - WA



STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On MARCH 20, 2026, before me, BRANDY JOHNSON, personally appeared TIPHANY JO WILLIAMS 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.



BRANDY JOHNSON (COMMISSION EXP. 03/08/2029)  
NOTARY PUBLIC



This document contains electronic signatures.

Unofficial Copy