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Case Nbr: 34879773
Ref Number: 96372002824297

Tax ID: 03073613010000
3/1/2016

Property Address:
478 NW Chesser Rd
Stevenson, WA 98648-4001

WA0-R-ST 34879773 2/26/2016 LRP006

Recording Requested By:
Key Bank National Association

Prepared By:
Michelle B. Wymer
888-603-9011
1628 Browning Rd. Suite 160
Columbia, SC 29210

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

KEYBANK NATIONAL ASSOCIATION, the present beneficiary for the Deed of Trust described below, does hereby substitute NATIONWIDE TRUSTEE SERVICES, INC., A WASHINGTON CORPORATION as Trustee under said Deed of Trust in place of FIRST AMERICAN TITLE INSURANCE COMPANY.

NATIONWIDE TRUSTEE SERVICES, INC., A WASHINGTON CORPORATION, the present trustee under the Deed of Trust described below, in consideration of full payment and satisfaction of the debt secured thereunder, does hereby reconvey, without warranty, to the person(s) legally entitled thereto all of the estate, title and interest under the Deed of Trust described below:

Original Beneficiary: KEYBANK NATIONAL ASSOCIATION
Made By: DONALD LEE BOOTH, UNMARRIED
Original Trustee: FIRST AMERICAN TITLE INSURANCE COMPANY
Date of Deed of Trust: 11/29/2013
Loan Amount: \$60,000.00

Recorded in Skamania County, WA on: 2/26/2014, book N/A, page N/A and instrument number 2014000339


Property Legal Description:

THE FOLLOWING DESCRIBED REAL ESTATE, TOGETHER WITH ALL AFTER ACQUIRED TITLE OF THE GRANTORS THEREIN, SITUATE IN THE COUNTY OF SKAMANIA AND STATE OF WASHINGTON. A TRACT OF LAND IN SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 EAST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA AND STATE OF WASHINGTON, DESCRIBED AS FOLLOWS. BEGINNING AT A POINT 271 FEET SOUTH AND 90 FEET WEST OF THE CENTER OF THE SAID SECTION 36; THENCE WEST 220 FEET; THENCE NORTH TO THE SOUTH BOUNDARY OF THE COUNTY ROAD FORMERLY DESIGNATED AS GROPPER ROAD; THENCE, IN A SOUTHEASTERLY DIRECTION, FOLLOWING THE SOUTHERLY BOUNDARY OF SAID ROAD, AS LOCATED ON AUGUST 13, 1935, TO A POINT NORTH OF THE POINT OF BEGINNING; AS DESCRIBED IN THE DEED CONVEYING THIS PARCEL FROM LOUIS PHILLIPPE BECHARD AND MARIE B. BECHARD, HUSBAND AND WIFE, TO ARNOLD D. BOOTH AND ZOE BOOTH, HUSBAND AND WIFE, DATED NOVEMBER 12, 1964, AND RECORDED AT PAGE 346 OF BOOK 66 OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON. EXCEPT THAT PORTION THEREOF CONVEYED TO CECIL E. COOMBS AND ALAMEDA I. COOMBS, HUSBAND AND WIFE, BY DEED DATED OCTOBER 4, 1961, RECORDED AT PAGE 218 OF BOOK 49 OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS. BEGINNING AT THE CENTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 EAST, OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 271.9 FEET; THENCE WEST 90 FEET TO THE TRUE POINT OF BEGINNING; THENCE, FROM THE TRUE POINT OF BEGINNING, WEST 62 FEET; THENCE NORTH 61 DEG. 30 MIN. EAST A DISTANCE OF 30 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT OF WAY LINE OF OLD GROPPER ROAD; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE TO A POINT NORTH OF THE POINT OF BEGINNING; THENCE SOUTH TO THE POINT OF BEGINNING; THE WHOLE CONTAINING .02 ACRES, MORE OR LESS. EXCEPT ALSO A STRIP OF LAND LYING ALONG THE NORTHERNMOST EDGE OF THE ABOVE DESCRIBED PARCEL WHICH WAS DEEDED TO SKAMANIA COUNTY IN 1962 FOR THE PURPOSE OF ROAD IMPROVEMENTS TO GROPPER ROAD. TOGETHER WITH A SPECIAL RIGHT OF WAY USE PERMIT NO. 20640 0.30R 0.31R, DATED OCTOBER OCTOBER 7, 1994, GRANTED BY THE SKAMANIA COUNTY, WASHINGTON,

ROAD DEPARTMENT TO ARNOLD D. BOOTH, WITH RESPECT TO THE FOLLOWING DESCRIBED REAL PROPERTY. THE 20 FOOT WIDE RIGHT OF WAY ALONG GROPPER ROAD, COUNTY ROAD NO. 20640, FROM M.P. 0.30 ON THE RIGHT TO M.P. 0.31 ON THE RIGHT, WHICH STRIP OF REAL PROPERTY LIES TO THE NORTH ALONG THE NORTHERLY LINE OF THE BOOTH PARCEL FIRST DESCRIBED ABOVE. ABBREVIATED LEGAL PTN SECT 36, T3N, R7E, W.M., SKAMANIA COUNTY THIS BEING THE SAME PROPERTY CONVEYED TO DONALD LEE BOOTH, DATED 02.17.2011 AND RECORDED IN INSTRUMENT NO. 2011177730, IN THE SKAMANIA COUNTY RECORDERS OFFICE. PARCEL NO. 0307361301000 ADDRESS : 478 NW CHESSER RD, STEVENSON,WA

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **2/26/2016**

KEYBANK NATIONAL ASSOCIATION

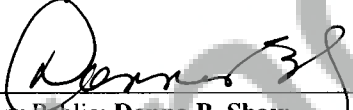
By: 
Rory LaTeice Jones, Authorized Signer
State of SC, County of **Richland**

NATIONWIDE TRUSTEE SERVICES, INC., A WASHINGTON CORPORATION

By: 
Jana L. Pope, Vice President

On **2/26/2016**, before me, **Donna B. Shaw**, a Notary Public, personally appeared **Rory LaTeice Jones, Authorized Signer of KEYBANK NATIONAL ASSOCIATION** and **Jana L. Pope, Vice President of NATIONWIDE TRUSTEE SERVICES, INC., A WASHINGTON CORPORATION** personally known to me, or proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within document and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the document the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.


Notary Public: **Donna B. Shaw**
My Commission Expires: **8/31/2017**

