



After Recording Return to:
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Case Nbr: **38196831**
Ref Number: **1428725376**

Tax ID: **03082600051200**
8/11/2020

Property Address:
71 DESOLATION RD
STEVENSON, WA 986480000
WA0M-R-ST38196831 6/23/2020 LRP001

Recording Requested By:
UMPQUA BANK
Prepared By:
TINA K SANDOR-PROVENCHER
Assistant Secretary
855-369-2411
3002 Hackberry Rd
Irving, TX 75064

MIN #: 100186300000177228 MERS Phone #: 888-679-6377

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., whose address is **P.O. Box 2026, Flint, MI 48501-2026**, AS DESIGNATED NOMINEE FOR **STERLING SAVINGS BANK**, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, 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 **SKAMANIA COUNTY TITLE 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 **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR STERLING SAVINGS BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**

Made By: **JOHN STEPHENSON AND MEI LIEN HU, HUSBAND AND WIFE**
Original Trustee: **SKAMANIA COUNTY TITLE COMPANY**

Date of Deed of Trust: **12/3/2009**

Loan Amount: **\$306,000.00**

Recorded in **Skamania County, WA** on: **12/21/2009**, book **N/A**, page **N/A** and instrument number **2009174561**


Property Legal Description:

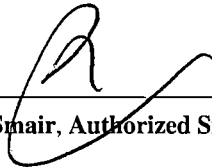
A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON. BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 OF THE ROBERT W. BARNES (HOME VALLEY #5) AS RECORDED IN BOOK 2 OF SHORT PLATS, PAGE 196, SKAMANIA COUNTY RECORDS AT A MONUMENT OF RECORD AS THE TRUE POINT OF BEGINNING, THENCE NORTH 1DEGREES00'29" EAST 226.06 FEET TO A MONUMENT OF RECORD, THENCE CONTINUING ALONG SAID LINE AN ADDITIONAL 75 FEET, THENCE SOUTH 89DEGREES50'48" EAST 266.16 FEET TO A MONUMENT OF RECORD, THENCE SOUTH 0DEGREES54'0" WEST 75 FEET TO A MONUMENT: OF RECORD, THENCE SOUTH 3108'1" WEST 147.35 FEET, THENCE SOUTH 34DEGREES50'53" EAST 65.44 FEET, THENCE SOUTH 79DEGREES59'34" WEST 235 FEET TO THE TRUE POINT OF BEGINNING.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **6/23/2020**

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC. ("MERS"),
AS DESIGNATED NOMINEE FOR
STERLING SAVINGS BANK, BENEFICIARY
OF THE SECURITY INSTRUMENT, ITS
SUCCESSORS AND ASSIGNS**

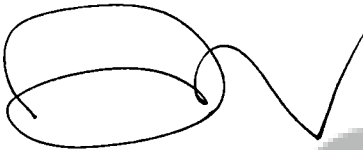
**Nationwide Trustee Services, Inc., A Washington
Corporation**

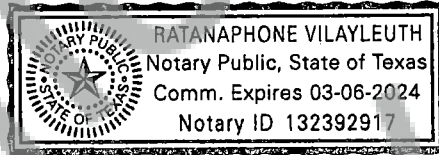
By: 
BRANDON PAYNE, Vice President
State of TX, County of Dallas

By: 
Naima Smair, Authorized Signor

On **6/23/2020**, before me, **RATANAPHONE VILAYLEUTH**, a Notary Public, personally appeared **BRANDON PAYNE, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR STERLING SAVINGS BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS** and **Naima Smair, Authorized Signor of Nationwide Trustee Services, Inc., A Washington Corporation** personally known to me 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: **RATANAPHONE VILAYLEUTH**
My Commission Expires : **3/6/2024**

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