

After Recording Return to:  
**CoreLogic**  
**P.O. Box 9232**  
**Coppell, TX 75019**

This space for Recorder's use



Case Nbr: **38286116**  
Ref Number: **8501376864**

Tax ID: **03073634560100**  
**9/15/2020**

Property Address:  
**450 NW ROSELAWN AVE**  
**STEVENSON, WA 98648**

WA0-R-ST38286116 7/21/2020 LRP001

Recording Requested By:  
**UMPQUA BANK**  
Prepared By:  
**RATANAPHONE VILAYLEUTH**  
**855-369-2410**  
**3001 Hackberry Rd**  
**Irving, TX 75063**

## SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

UMPQUA BANK, 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 **CHICAGO TITLE**.

**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: **UMPQUA BANK.**  
Made By: **BRIAN J RIFFEL AND HILARY EVART, HUSBAND AND WIFE**  
Original Trustee: **CHICAGO TITLE**  
Date of Deed of Trust: **9/25/2018**  
Loan Amount: **\$652,500.00**

Recorded in **Skamania County, WA** on: **9/27/2018**, book **N/A**, page **N/A** and instrument number **2018001974**

Property Legal Description:  
**LOT 6 OF BLOCK 3 OF CASCADE ADDITION RECORDED IN BOOK A, PAGE 62 OF SKAMANIA COUNTY, STATE OF WASHINGTON LOT 6 OF BLK 3 OF CASCADE ADDN BK A/PG 62 APN # : 03-07-36-3-4-5601-00**

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **7/21/2020**

**UMPQUA BANK**

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

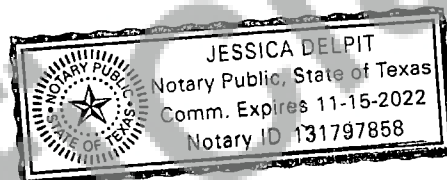
By:     *22*      
**BRANDON PAYNE, Vice President**  
State of TX, County of Dallas

By:     *[Signature]*      
**Jessica Lykins, Authorized Signor**

On **7/21/2020**, before me, **JESSICA DELPIT**, a Notary Public, personally appeared **BRANDON PAYNE, Vice President of UMPQUA BANK** and **Jessica Lykins, 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.

    *[Signature]*      
Notary Public: **JESSICA DELPIT**  
My Commission Expires : **11/15/2022**



Unofficial Copy