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 Case Nbr: 38377189 Ref Number: 8501286512 Tax ID: 03082130251400 10/18/2020 Property Address: 592 SMITH BECKON ROAD CARSON, WA 98610 WAOM-R-ST38377189 8/21/2020 LRP001	Recording Requested By: UMPQUA BANK Prepared By: AUDREY B TRUMBLE Assistant Secretary 855-369-2410 3001 Hackberry Rd Irving, TX 75063
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MIN #: 100045810001479630 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 UMPQUA 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 COLUMBIA GORGE 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	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR UMPQUA BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS
Made By:	DAVID D DEGRAFF JR AND BONNIE M DEGRAFF, HUSBAND AND WIFE.
Original Trustee:	COLUMBIA GORGE TITLE
Date of Deed of Trust:	8/11/2016
Loan Amount:	\$207,000.00


Recorded in Skamania County, WA on: 8/16/2016, book N/A, page N/A and instrument number 2016001637

Property Legal Description:
LOT 14 OF THE REPLAT OF HOT SPRINGS SUBDIVISION, ACCORDING TO THE PLAT THEREOF,RECORDED IN BOOK 'B',PAGE 70,IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON. LOT 14 HOT SPRINGS SUB BKB/PG70 APN #:03-08-21-3-0-2514-00

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **8/21/2020**

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC. ("MERS"),
AS DESIGNATED NOMINEE FOR UMPQUA
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: 
Jessica Delpit, Authorized Signor

On **8/21/2020**, before me, **JESSICA LYNN LYKINS**, a Notary Public, personally appeared **BRANDON PAYNE, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR UMPQUA BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS** and **Jessica Delpit, 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: **JESSICA LYNN LYKINS**
My Commission Expires : **11/15/2022**

