

After Recording Return to:
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Coppell, TX 75019

This space for Recorder's use



Case Nbr: 38369421
Ref Number: 0096372003063963

Tax ID: 02070110010000
10/9/2020

Property Address:
330 SW VANCOUVER AVE
STEVENSON, WA 98648-6462
WA0-R-ST 38369421 8/21/2020 LRP002

Recording Requested By:
Key Bank National Association

Prepared By:
Audrey Trumble
855-369-2410
3001 Hackberry Rd
Irving, TX 75063

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: **JUDITH LANZ, UNMARRIED**
Original Trustee: **FIRST AMERICAN TITLE INSURANCE COMPANY**
Date of Deed of Trust: **6/29/2017**
Loan Amount: **\$36,500.00**

Recorded in **Skamania County, WA** on: **7/11/2017**, book **N/A**, page **N/A** and instrument number **2017001404**

Property Legal Description:

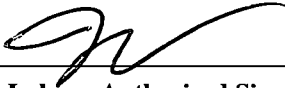
SITUATED IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON: PARCEL I A TRACT OF LAND IN THE HENRY SHEPARD D.L.C. AND IN GOVERNMENT LOT 9, IN SECTION 1, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 9 OF THE SAID SECTION 1, SAID POINT BEING LOCATED ON THE WEST LINE OF THE SHEPARD D.L.C. AFORESAID; THENCE EAST TO A POINT 3 FEET EAST OF SAID WEST LINE; THENCE SOUTH PARALLEL TO THE WEST LINE OF THE SHEPARD D.L.C. 215 FEET MORE OR LESS, TO THE SOUTH LINE OF A TRACT OF LAND CONVEYED BY LOUIS M. JOSEPH, ET. UX. TO JACK M. SCHMIDT ET UX BY DEED DATED NOVEMBER 18, 1970 AND RECORDED AT PAGE 443 OF BOOK 62 OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON; THENCE SOUTH 72 22 ' 48 ' ' WEST 3 FEET, MORE OR LESS, TO THE WEST LINE OF THE SHEPARD D.L.C.; THENCE NORTH ALONG SAID WEST LINE TO A POINT 209 FEET SOUTH OF THE POINT OF BEGINNING; THENCE WEST 104.5 FEET; THENCE NORTH 209 FEET TO THE NORTH LINE OF SECTION 1; THENCE EAST 104.5 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PORTION CONVEYED TO THE TOWN OF STEVENSON BY INSTRUMENT RECORDED SEPTEMBER 28, 1965, IN BOOK 55, PAGE 4, SKAMANIA COUNTY DEED RECORDS. PARCEL II THAT PORTION OF GOVERNMENT LOT 9, SECTION 1, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE WILLAME IDI N, EN ON, SKAMANIA COUNTY WASHINGTON DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 9; THENCE SOUTH 00 50 ' 52 ' ' WEST 209.00 FEET ALONG THE EAST LINE THEREOF TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00050,52 ' ' WEST 15.96 FEET; THENCE NORTH 89 46'23 ' ' WEST 105.28 FEET; THENCE NORTH 00046'23 ' ' EAST 17.96 FEET; THENCE SOUTH 88056 '55 EAST 105.30 FEET TO THE TRUE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE. BEING THE SAME PROPERTY CONVEYED

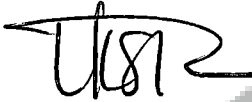
BY DEED RECORDED IN DOCUMENT NO. 2010177352, OF THE SKAMANIA COUNTY,
WASHINGTON RECORDS. ABBREVIATED LEGAL: GOVERNMENT LOT 9, S1, T2N, R7 DEED NO:
2010177352 PARCEL NO: 02070110010000

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

KEYBANK NATIONAL ASSOCIATION

Nationwide Trustee Services, Inc., A Washington
Corporation

By: 
Jessica Lykins, Authorized Signer
State of TX, County of Dallas

By: 
Tina K. Sandor-Provencher, Vice President

On 8/21/2020, before me, Jessica Delpit, a Notary Public, personally appeared Jessica Lykins, Authorized
Signer of KEYBANK NATIONAL ASSOCIATION and Tina K. Sandor-Provencher, Vice President 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 of
his/her/their free act and deed 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 Delpit
My Commission Expires : 11/15/2022

