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 Case Nbr: 38398698 Ref Number: 8501276892 Tax ID: 03073544080500 10/24/2020 Property Address: 76 NW FREEDOM COURT RD STEVENSON, WA 98648 WA0-R-ST38398698 8/28/2020 LRP001	Recording Requested By: UMPQUA BANK Prepared By: AUDREY B TRUMBLE 855-369-2410 3001 Hackberry Rd Irving, TX 75063
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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 **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: UMPQUA BANK.
Made By: ROBERT MUTH, A SINGLE MAN
Original Trustee: COLUMBIA GORGE TITLE
Date of Deed of Trust: 9/17/2016
Loan Amount: \$417,000.00

Recorded in Skamania County, WA on: 9/20/2016, book N/A, page N/A and instrument number 2016001949

Property Legal Description:
LOT 2 OSPREY RIDGE SHORT PLAT NO. 1, RECORDED IN SKAMANIA COUNTY AUDITOR FILE NO. 2005159290, SKAMANIA COUNTY RECORDS. LOT 2 OF THE OSPREY RIDGE S / P # 2005159290 APN # ; 03-07-35-4-4-0805-00 A TRACT OF LAND IN SECTION 35, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: LOT 2 OSPREY RIDGE SHORT PLAT NO. 1, RECORDED IN SKAMANIA COUNTY AUDITOR FILE NO. 2005159290, SKAMANIA COUNTY RECORDS. WHICH CURRENTLY HAS THE ADDRESS OF 76 NW FREEDOM COURT RD, STEVENSON,

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **8/28/2020**

UMPQUA BANK

Nationwide Trustee Services, Inc., A Washington Corporation

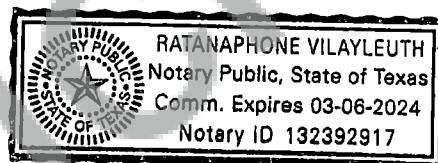
By: 22
BRANDON PAYNE, Vice President
State of **TX**, County of **Dallas**

By: [Signature]
Naima Smair, Authorized Signor

On **8/28/2020**, before me, **RATANAPHONE VILAYLEUTH**, a Notary Public, personally appeared **BRANDON PAYNE, Vice President of UMPQUA BANK** 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 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.

[Signature]
Notary Public: **RATANAPHONE VILAYLEUTH**
My Commission Expires : _____



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