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 Case Nbr: 38495688 Ref Number: 8501345114 Tax ID: 03073614290100 11/22/2020 Property Address: 371 NW KANAKA CREEK RD STEVENSON, WA 98648 WAOM-R-ST38495688 9/25/2020 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 #: 100045810002064316 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:	JOSEPH C GRAY, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY
Original Trustee:	COLUMBIA GORGE TITLE
Date of Deed of Trust:	11/17/2017
Loan Amount:	\$273,745.00

Recorded in Skamania County, WA on: 11/27/2017, book N/A, page N/A and instrument number 2017002480


Property Legal Description:
A TRACT OF LAND IN LOT 8 STEVENSON PARK ADDITION, IN SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 8, STEVENSON PARK ADDITION, SAID POINT BEING MARKED BY AN IRON PIN AND LYING NORTH 89 DEGREES 09' 25" EAST, 902.87 FEET FROM THE BRASS MONUMEM MARKING THE SOUTHWEST CORNER OF SAID STEVENSON PARK ADDITION; THENCE NORTH 25 DEGREES 44' 15" WEST, 372.56 FEET; THENCE NORTH 54 DEGREES 44' 15" WEST 172.05 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 35 DEGREES 15' 45" WEST 100.00 FEET; THENCE SOUTH 48 DEGREES 42' 45" EAST, 220.00 FEET; THENCE NORTH 64 DEGREES 14' 45" EAST 85.00 FEET; THENCE NORTH 25 DEGREES 44' 15" WEST 6.17 FEET TO A POINT ON A 365' RADIUS CURVE, FROM WHICH POINT THE RADIAL LINE BEARS SOUTH 64 DEGREES 15' 45" WEST; THENCE FOLLOWING SAID CURVE IN, A NORTHWESTERLY DIRECTION 184.73 FEET; THE CENTRAL ANGEL OF SAID CURVE BEING 29 DEGREES 00'; THENCE NORTH 54 DEGREES 44' 15" WEST 77.65 FEET TO POINT OF BEGINNING.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **9/25/2020**

**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: 
**RATANAPHONE VILAYLEUTH, Vice
President**

By: 
Jessica Delpit, Authorized Signor

State of **TX**, County of **Dallas**

On **9/25/2020**, before me, **LEWIS WILSON, III**, a Notary Public, personally appeared **RATANAPHONE VILAYLEUTH, 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: **LEWIS WILSON, III**
My Commission Expires : **3/6/2024**

