


After Recording Return to:  
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 Case Nbr: 38599338 Ref Number: 8501390253  Tax ID: 02070110100000 12/25/2020 Property Address: 443 SW LOTZ RD STEVENSON, WA 98648 WA0M-R-ST38599338 10/28/2020 LRP001	Recording Requested By: <b>UMPQUA BANK</b> Prepared By: <b>AUDREY B TRUMBLE</b> Assistant Secretary 855-369-2410 3001 Hackberry Rd Irving, TX 75063
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MIN #: 100045810002514310 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:	BRETT JOHNSON AND TERESA JOHNSON, A MARRIED COUPLE.
Original Trustee:	COLUMBIA GORGE TITLE.
Date of Deed of Trust:	12/29/2018
Loan Amount:	\$183,200.00

Recorded in Skamania County, WA on: 12/31/2018, book N/A, page N/A and instrument number 2018002552

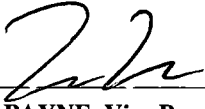
Property Legal Description:

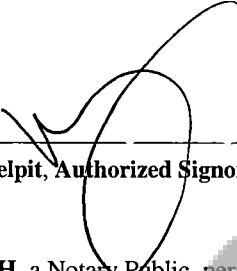
A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF SKAMANIA AND STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 620 FEET WEST AND 250 FEET SOUTH OF THE NORTHEAST CORNER OF GOVERNMENT LOT 9 IN SAID SECTION 1; THENCE SOUTH 174 FEET; THENCE EAST 10 FEET; THENCE SOUTH 110 FEET, MORE OR LESS, TO THE NORTH LINE OF SECOND STREET; THENCE WESTERLY ALONG THE NORTH LINE OF SECOND STREET, 194.50 FEET; THENCE NORTH 284 FEET, MORE OR LESS, TO A POINT DUE WEST OF THE PLACE OF BEGINNING; THENCE EAST 184.5 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE FOLLOWING: A. THAT PORTION CONVEYED TO ERNEST P. ACKERMAN, RECORDED JULY 24,1941 IN BOOK 28, PAGE 380 UNDER AUDITORS FILE NO. 30613, SKAMANIA COUNTY DEED RECORDS. B. BEGINNING AT A POINT 620 FEET WEST AND 250 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 9 IN SAID SECTION 1; THENCE SOUTH 184 FEET; THENCE WEST 124 FEET; THENCE NORTH 70 FEET; THENCE EAST 39.5 FEET; THENCE NORTH 114 FEET; THENCE EAST 84.5 FEET TO THE PLACE OF BEGINNING AS DISCLOSED BY THE ESTATE OF GRANT BALLARD NO. 1712. C. THAT PORTION CONVEYED TO SADIE RITTER BY INSTRUMENT RECORDED NOVEMBER 30, 1945 IN BOOK 30, PAGE 553, AUDITOR FILE NO. 34647, SKAMANIA COUNTY DEED RECORDS. D. THAT PORTION CONVEYED TO KENNETH ZEVELY, ET UX, BY INSTRUMENT RECORDED FEBRUARY 1, 1927 IN BOOK 'V', PAGE 175, AND 176, SKAMANIA COUNTY DEED RECORDS. E. THAT PORTION CONVEYED TO HOWARD MARTIN, ET UX, BY INSTRUMENT RECORDED MARCH 16, 1951 IN BOOK 33, PAGE 399, AUDITOR FILE NO. 42194, SKAMANIA COUNTY DEED RECORDS.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **10/28/2020**

**MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC. ("MERS"),  
AS DESIGNATED NOMINEE FOR UMPQUA  
BANK, BENEFICIARY OF THE SECURITY  
INSTRUMENT, ITS SUCCESSORS AND  
ASSIGNS**

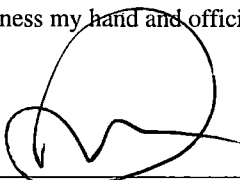
**Nationwide Trustee Services, Inc., A Washington  
Corporation**

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

By:   
**Jessica Delpit, Authorized Signor**

On **10/28/2020**, before me, **RATANAPHONE VILAYLEUTH**, 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: **RATANAPHONE VILAYLEUTH**  
My Commission Expires : **3/6/2024**

