



After Recording Return to:
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Coppell, TX 75019

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Case Nbr: 38638096
Ref Number: 8501427146

Tax ID: 03101600110200
1/4/2021

Property Address:
142 MEMORY LN
UNDERWOOD, WA 986519216
WA0M-R-ST38638096 11/9/2020 LRP001

Recording Requested By:
UMPQUA BANK
Prepared By:
AUDREY B TRUMBLE
Assistant Secretary
855-369-2410
3001 Hackberry Rd
Irving, TX 75063

MIN #: 100045810002882444 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: SANDE B. IRWIN AND JOSEPH BRYAN IRWIN, WIFE AND HUSBAND

Original Trustee: COLUMBIA GORGE TITLE.

Date of Deed of Trust: 12/17/2019

Loan Amount: \$484,350.00

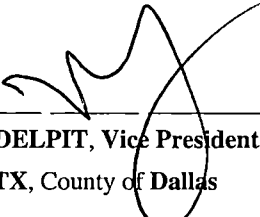
Recorded in Skamania County, WA on: 12/30/2019, book N/A, page N/A and instrument number 2019-002601

Property Legal Description:
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: LOT 1 OF THE STEPHEN ZIEGLER SHORT PLAT, RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 227, ALSO RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 230, SKAMANIA COUNTY RECORDS. LOT 1 STEPHEN ZIEGLER SP BK 3/PG 227 APN #: 03-10-16-0-0-1102-00

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 11/9/2020

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: 
JESSICA DELPIT, Vice President
State of TX, County of Dallas

By: 
Jessica Lykins, Authorized Signor

On 11/9/2020, before me, LEWIS WILSON, III, a Notary Public, personally appeared JESSICA DELPIT, 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 Lykins, 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

