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 Case Nbr: 38717058 Ref Number: 8501391963  Tax ID: 03-75-36-2-3-1800-00 2/2/2021 Property Address: 240 COLUMBIA VIEW NE STEVENSON, WA 98648 <small>WA0M-R-ST38717058 12/10/2020 LRP001</small>	Recording Requested By: <b>UMPQUA BANK</b> Prepared By: <b>AUDREY B TRUMBLE</b> Assistant Secretary <b>855-369-2410</b> <b>3001 Hackberry Rd</b> <b>Irving, TX 75063</b>
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MIN #: 100045810002531363      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, LLC..

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:	WILLIAM R CLOSNER AND ANNETTE CLOSNER, HUSBAND AND WIFE
Original Trustee:	COLUMBIA GORGE TITLE, LLC.
Date of Deed of Trust:	1/17/2019
Loan Amount:	\$247,200.00


Recorded in Skamania County, WA on: 1/23/2019, book N/A, page N/A and instrument number 2019000097


Property Legal Description:  
LOTS 1 AND 2 OF BLOCK 4, OF THE SECOND ADDITION TO HILL CREST ACRE TRACTS, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED IN BOOK 'A' OF PLATS, PAGE 100, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, LOTS 1 & 2 BLK 4 2ND ADD TO HILL CREST ACRE TRACTS BK A/PG 100 APN # : 03-75-36-2-3-1800-00

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **12/10/2020**

**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 Lykins, Authorized Signor**

On **12/10/2020**, before me, **LEWIS WILSON, III**, 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 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**

