



After Recording Return to:
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Case Nbr: 38749697
Ref Number: 8501400578

Tax ID: 02063300130100
2/16/2021

Property Address:
151 ROMANS RD
STEVENSON, WA 98648
WA0-R-ST38749697 12/23/2020 LRP001

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

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: MICHAEL SPEARS AND TERESA SPEARS, HUSBAND AND WIFE.
Original Trustee: COLUMBIA GORGE TITLE.
Date of Deed of Trust: 5/23/2019
Loan Amount: \$341,000.00

Recorded in Skamania County, WA on: 5/30/2019, book N/A, page N/A and instrument number 2019000861

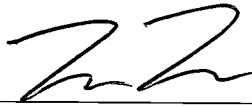
Property Legal Description:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE NORTH 0 DEGREES 30 ' 23" EAST, 250.39 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO A POINT AT THE CENTERLINE OF THE BONNEVILLE POWER ADMINISTRATION EASEMENT; THENCE NORTH 72 DEGREES 03 ' 02" EAST, 653.62 FEET ALONG THE CENTERLINE OF SAID BONNEVILLE POWER ADMINISTRATION EASEMENT; THENCE NORTH 0 DEGREES 30 ' 23" EAST, 302.98 FEET PARALLEL WITH SAID WEST LINE OF SAID NORTHWEST QUARTER TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF FRANZ ROAD; THENCE NORTH 80 DEGREES 51'01" EAST, 60.86 FEET ALONG SAID SOUTH LINE OF SAID FRANZ ROAD TO THE START OF A 720 FOOT RADIUS CURVE TO TIRE RIGHT WHICH THE CHORD BEARS NORTH 89 DEGREES 33 ' 38" EAST, 218.07 FEET; THENCE ALONG SAID CURVE 218.91 FEET; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY OF SAID FRANZ ROAD THE FOLLOWING DESCRIBED COURSES; THENCE SOUTH 81 DEGREES 43 ' 45" EAST, 80.39 FEET TO THE START OF A 810.00 FOOT RADIUS CURVE TO THE LEFT WHICH THE CHORD BEARS NORTH 81DEGREES 29? 53" EAST, 467.50 FEET; THENCE ALONG SAID CURVE 474.24 FEET; THENCE NORTH 64 DEGREES 43 ' 30" EAST, 22.40 FEET; SAID POINT BEING THE NORTHERLY POINT OF THAT LINE ESTABLISHED BY QUIT CLAIM DEED RECORDED IN HOOK 169, PAGE 12, SKAMANIA COUNTY RECORDS; THENCE SOUTH 01 DEGREE 06 ' 48" WEST, 851.86 FEET PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; SAID POINT ALSO BEING THE SOUTHERLY POINT OF THAT LINE ESTABLISHED IN SAID QUIT CLAIM DEED; SAID POINT BEARS SOUTH 89 DEGREES 15 ' 25" EAST, 114.00 FEET FROM THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 15 '25" WEST, 1,450.72 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER AND ALSO BEING ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **12/23/2020**

UMPQUA BANK

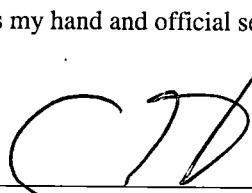
Nationwide Trustee Services, Inc., A Washington Corporation

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

By: 
Jessica Lykins, Authorized Signor

On **12/23/2020**, before me, **Cynthia Gay**, a Notary Public, personally appeared **BRANDON PAYNE, Vice President of UMPQUA BANK** 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 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.


Notary Public: **Cynthia Gay**
My Commission Expires : **3/6/2024**

