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 Case Nbr: 38787166 Ref Number: 8501403012 Tax ID: 02051920050100 3/6/2021 Property Address: 432 NAGEL RD WASHOUGAL, WA 98671 WAOM-R-ST38787166 1/7/2021 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 #: 100045810002641352 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: **TINA VAN ROOYEN AND ANDRE J VAN ROOYEN, A MARRIED COUPLE.**

Original Trustee: **COLUMBIA GORGE TITLE.**

Date of Deed of Trust: **4/30/2019**

Loan Amount: **\$397,100.00**

Recorded in Skamania County, WA on: 5/6/2019, book N/A, page N/A and instrument number 2019000679

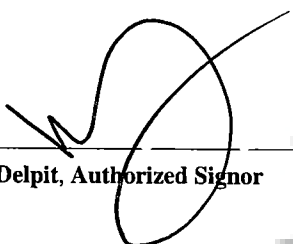
Property Legal Description:
LOT 1 OF DAVID & BARBARA YULE SHORT PLAT, RECORDED IN BOOK 1 OF SHORT PLATS, PAGE 75, RECORDS OF SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: THE SOUTH 150 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE WEST 700 FEET OF THE SOUTH 395 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN. EXCEPT THAT PORTION CONVEYED TO MONICA FADJA BY INSTRUMENT RECORDED IN BOOK 239, PAGE 529, RECORDS OF SKAMANIA COUNTY.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 1/7/2021

**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 1/7/2021, 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 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**

