

After Recording Return to:
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Coppell, TX 75019

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Case Nbr: 38911847
Ref Number: 8501407565

Tax ID: 02050000790300
4/26/2021

Property Address:
291 BLUE SKY DR
WASHOUGAL, WA 98671
WAOM-R-ST38911847 3/1/2021 LRP001

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

MIN #: 100045810002686845 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 CLARK COUNTY 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: BRIAN R PEETERS, A SINGLE MAN
Original Trustee: CLARK COUNTY TITLE
Date of Deed of Trust: 7/12/2019
Loan Amount: \$541,000.00

Recorded in Skamania County, WA on: 7/31/2019, book N/A, page N/A and instrument number 2019-001316


Property Legal Description:
FOR APN/PARCEL ID(S): 02060000790300 BEING A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT A 3/4 INCH IRON PIPE WITH SKAMANIA COUNTY BRASS CAP, MARKING THE CENTER OF SECTION 28 AS SHOWN IN BOOK 2 OF SURVEYS, PAGE 212, SKAMANIA COUNTY AUDITORS RECORDS; THENCE SOUTH 88 DEGREES 19'10" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 28, FOR A DISTANCE OF 1,105.00 FEET HEREON REFERRED TO AS DESCRIBED POINT C; THENCE SOUTH 01 DEGREES 46'17" WEST, LEAVING SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 28, FOR A DISTANCE OF 282.32 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE ARC OF A 350.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 13 DEGREES 19'04" FOR AN ARC DISTANCE OF 81.35 FEET, THE CHORD OF WHICH BEARS SOUTH 86 DEGREES 00'19" WEST. 87.17 FEET: THENCE SOUTH 79 DEGREES 21'06" WEST, FOR A DISTANCE OF 134.66 FEET: THENCE ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29 DEGREES 33'27" FOR AN ARC DISTANCE OF 154.76 FEET. THE CHORD OF WHICH BEARS NORTH 85 DEGREES 52'10" WEST, 153.05 FEET; THENCE SOUTH 08 DEGREES 27'10" WEST, FOR A DISTANCE OF 462.00 FEET; THENCE NORTH 88 DEGREES 19'10" WEST, FOR A DISTANCE OF 195.00 FEET; THENCE SOUTH 26 DEGREES 58'31" WEST, FOR A DISTANCE OF 576.95 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28; THENCE SOUTH 88 DEGREES 38'34" EAST, ALONG THE SOUTH LINE OF SAID NORTH HALF, FOR A DISTANCE OF 1087.23 FEET; THENCE NORTH 15 DEGREES 56'11" WEST, LEAVING THE SOUTH LINE OF SAID NORTH HALF, FOR A DISTANCE OF 540.86 FEET; THENCE NORTH 15 DEGREES 44'08 EAST, FOR A DISTANCE OF 484.94 FEET; THENCE

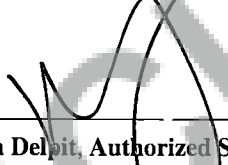
ALONG THE ARC OF A 380.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 15 DEGREES55'15", FOR AN ARC DISTANCE OF 105.59 FEET, THE CHORD OF WHICH BEARS SOUTH 51 DEGREES 03'12" EAST, 105.25 FEET; THENCE SOUTH 43 DEGREES 05'34" EAST, FOR A DISTANCE OF 76.93 FEET; THENCE SOUTH 83 DEGREES 99'47" EAST, FOR A DISTANCE OF 34.02 FEET; THENCE NORTH 48 DEGREES 50'19" EAST, FOR A DISTANCE OF 210.00 FEET; THENCE NORTH 86 DEGREES 06'12" WEST, FOR A DISTANCE OF 70.81 FEET; THENCE NORTH 01 DEGREES 46'17" EAST, FOR A DISTANCE OF 276.64 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 28; THENCE NORTH 88 DEGREES 19'10" WEST, ALONG SAID NORTH LINE FOR A DISTANCE OF 435.00 FEET TO THE POINT OF BEGINNING.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 3/1/2021

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 K PAYNE, Vice President
State of TX, County of Dallas

By: 
Jessica Delpit, Authorized Signor

On 3/1/2021, before me, EMMA VOGEL, a Notary Public, personally appeared BRANDON K 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: EMMA VOGEL
My Commission Expires : 12/22/2024

