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 Case Nbr: 38988404 Ref Number: 8501429973  Tax ID: 02063410160500 6/5/2021 Property Address: 83 NESMITH ROAD STEVENSON, WA 98648 WAOM-R-ST38988404 4/12/2021 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 #: 100045810002910666      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 GEORGE 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:	DOUGLAS L. BROWN AND PATRICIA J. BROWN, TRUSTEES OF THE DOUG AND PAT BROWN FAMILY TRUST DATED JULY 6, 2009
Original Trustee:	COLUMBIA GEORGE TITLE
Date of Deed of Trust:	7/8/2020
Loan Amount:	\$232,300.00

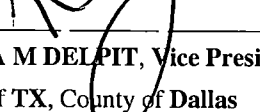
Recorded in Skamania County, WA on: 7/13/2020, book N/A, page N/A and instrument number 2020-001717

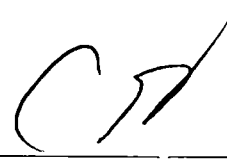
Property Legal Description:  
A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS; LOT 4 OF SKOOKUM SHORT PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 3 OF PLATS, PAGE 420, SKAMANIA COUNTY RECORDS. EXCEPT THE FOLLOWING DESCRIBED STRIP OF LAND; BEGINNING AT THE NORTHWEST CORNER OF LOT 3 OF SAID "SKOOKUM SHORT PLAT"; THENCE SOUTH 88 DEGREES 47' 08" EAST, ALONG THE COMMON LINE BETWEEN SAID LOT 3 OF SAID LOT 4, FOR A DISTANCE OF 200.91 FEET TO THE NORTHEAST CORNER OF SAID LOT 3 AND THE SOUTHEAST CORNER OF SAID LOT 4; THENCE LEAVING SAID COMMON LINE. NORTH 87 DEGREES 07' 53" WEST, FOR A DISTANCE OF 200.99 FEET TO THE EAST RIGHT OF WAY LINE OF NESMITH ROAD (PRIVATE); THENCE SOUTH 01 DEGREES 12' 52" WEST, ALONG SAID EAST RIGHT OF WAY LINE, FOR A DISTANCE OF 5.80 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 4/12/2021

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

By:   
**Cynthia Gay, Vice President**

On 4/12/2021, before me, **TOSHA FREEMAN**, a Notary Public, personally appeared **JESSICA M 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 **Cynthia Gay, Vice President 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: **TOSHA FREEMAN**  
My Commission Expires : **11/25/2024**

