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 Case Nbr: 39015078 Ref Number: 8501262099  Tax ID: 03080830070100 6/21/2021 Property Address: 101 BROTHERS ROAD CARSON, WA 98610 WA0M-R-ST39015078 4/26/2021 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 #: 100045810001236287

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 FIDELITY NATIONAL 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: TROY J SEAMAN AND SANDY K SEAMAN, HUSBAND AND WIFE

Original Trustee: FIDELITY NATIONAL TITLE.

Date of Deed of Trust: 1/22/2016

Loan Amount: \$223,500.00

Recorded in Skamania County, WA on: 1/27/2016, book N/A, page N/A and instrument number 2016000167

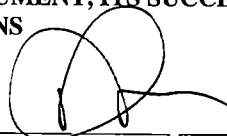
Property Legal Description:

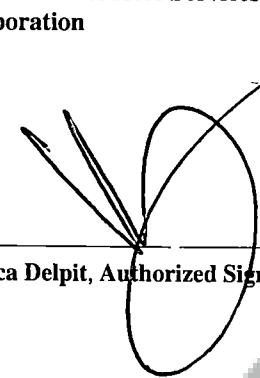
THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF SKAMANIA: A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: LOT 2 OF THE SAMUEL J. SEAMAN SHORT PLAT, RECORDED IN BOOK 3 OF PLATS, PAGE 261, SKAMANIA COUNTY RECORDS. LOT 2 S SEAMAN SP BK 3/PG 261 APN #: 03-08-08-3-0-0701-00

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 4/26/2021

**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:   
**RATANAPHONE M VILAYLUETH, Vice President**

By:   
**Jessica Delpit, Authorized Signor**

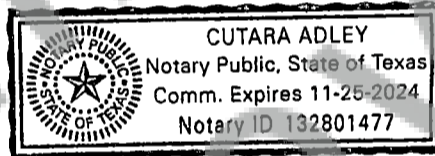
State of TX, County of Dallas

On 4/26/2021, before me, CUTARA ADLEY, a Notary Public, personally appeared RATANAPHONE M VILAYLUETH, 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: **CUTARA ADLEY**  
My Commission Expires : 11/25/2024



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