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 Case Nbr: 39106743 Ref Number: 8501400499 Tax ID: 02073011510000 8/20/2021 Property Address: 324 HAMILTON ST NORTH BONNEVILLE, WA 98639 <small>WA0M-R-ST39106743 E 6/23/2021 LRP001</small>	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 #: 1000458-1000261625-5 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:	DANIEL W FRASIER AND JANIS E FRASIER, HSUBAND AND WIFE
Original Trustee:	COLUMBIA GORGE TITLE
Date of Deed of Trust:	7/3/2019
Loan Amount:	\$272,000.00

Recorded in **Skamania County, WA** on: **7/11/2019**, book **N/A**, page **N/A** and instrument number **2019-001190**

Property Legal Description:
LOT 24, BLOCK 3, PLAT OF RELOCATED NORTH BONNEVILLE, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED IN BOOK B AND PLATS, PAGE 9. ALSO RECORDED IN BOOK B OF PLATS, PAGES 25, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **6/23/2021**

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: 
Cynthia Gay, Vice President

State of **TX**, County of **Dallas**

On **6/23/2021**, before me, **Sabrina Wickline**, 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 **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: **Sabrina Wickline**
My Commission Expires : **5/15/2024**

