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 Case Nbr: 39121326 Ref Number: 8501430885 Tax ID: 03073633020200 8/27/2021 Property Address: 970 NW ANGEL HEIGHTS RD STEVENSON, WA 98648 <small>WA0M-R-ST39121326 E 6/30/2021 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 #: 100045810002919774 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 BENEFICIARY, AS NOMINEE FOR UMPQUA BANK, 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., AS BENEFICIARY, AS NOMINEE FOR UMPQUA BANK, ITS SUCCESSORS AND ASSIGNS
Made By:	JOSHUA CUMMINGS, A MARRIED MAN AS HIS SEPARATE ESTATE
Original Trustee:	COLUMBIA GORGE TITLE.
Date of Deed of Trust:	1/21/2020
Loan Amount:	\$393,000.00

Recorded in Skamania County, WA on: 1/27/2020, book N/A, page N/A and instrument number 2020-000181


Property Legal Description:
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA STATE OF WASHINGTON DESCRIBED AS FOLLOWS: LOT 2 OF THE J & K CUMMINGS SHORT PLAT, RECORDED IN AUDITOR FILE NO.2017001186, SKAMANLA COUNTY RECORDS. LOT 2 OF THE J & K CUMMINGS SHORT PLAT #2017-001186 APN#:03-07-36-3-3-0202-00

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **6/30/2021**

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR
UMPQUA BANK, ITS SUCCESSORS AND
ASSIGNS**

**Nationwide Trustee Services, Inc., A Washington
Corporation**


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

By: 
Sabrina Wickline, Vice President

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

On **6/30/2021**, before me, **Cynthia Gay**, a Notary Public, personally appeared **RATANAPHONE M VILAYLUETH, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR UMPQUA BANK, ITS SUCCESSORS AND ASSIGNS** and **Sabrina Wickline, 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: **Cynthia Gay**
My Commission Expires : **3/6/2024**

