

Skamania County, WA
Total: \$122.50 Pgs=2
ASGN RECON
Request of:
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2021-002325
07/01/2021 02:03 PM

After Recording Return to:
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Coppell, TX 75019

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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

WA0M-R-ST39121326 E 6/30/2021 LRP001

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

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

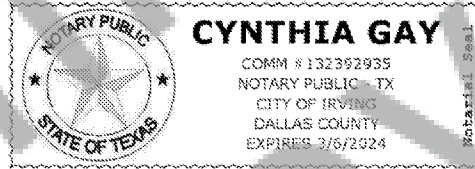
State of **TX**, County of **Dallas**

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**



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