Skamania County, WA Total: \$222.50 Pgs=2 ASGN RECON Request of: eRecorded by: CSC Ingeo

2021-002677 08/02/2021 04:37 PM

After Recording Return to: CoreLogic P.O. Box 9232 Coppell, TX 75019

This space for Recorder's use

Case Nbr: **39167395** Ref Number: 1430088763

03082700050000 Tax ID:

9/26/2021

Property Address:

221 INDIAN CABIN RD STEVENSON, WA 98648 WA0M-R~ST39167395 E 8/2/2021 LRP001 Recording Requested By: **UMPQUA BANK**

Prepared By:

AUDREY B TRUMBLE Assistant Secretary 855-369-2410 3001 Hackberry Rd

MIN #: 100186300001740008

Irving, TX 75063

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 STERLING SAVINGS BANK DBA STERLING 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 CLARK COUNTY 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 STERLING SAVINGS BANK DBA STERLING BANK, BENEFICIARY OF THE SECURITY

INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

DANIEL GUNDERSEN, AN UNMARRIED MAN AS HIS SEPARATE Made By:

ESTATE AS TO A 1/3 INTEREST AND PHYLLIS A FIASCA, AN UNMARRIED WOMAN, AS HER SEPARATE ESTATE AS TO AN UNDIVIDED 2/3 INTEREST WHO ACQUIRED TITLE AS ANNA

FIASCA, AS HER SEPARATE ESTATE

Original Trustee: **CLARK COUNTY TITLE**

Date of Deed of Trust: 2/13/2013 Loan Amount: \$189,000.00

Recorded in Skamania County, WA on: 2/20/2013, book N/A, page N/A and instrument number

Property Legal Description:

A TRACT OF LAND LOCATED IN THE WESTERLY PORTIONS OF GOVERNMENT LOTS I AND 4 OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 8 EAST WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF COUNTY ROAD NO. 3000 DESIGNATED AS THE BERGE ROAD ON THE NORTH LINE OF THE WILLIAM M. MURPHY D.LC., NO. 37; SAID POINT BEING EASTERLY 789 FEET FROM THE NORTHWEST CORNER OF MURPHY D.LC.; THENCE ALONG THE CENTERLINE OR THE BERGE ROAD NORTH 18 DEGREES 00' EAST A DISTANCE OF 136.5 FEET; THENCE NORTH 49 DEGREES 15' EAST A DISTANCE OF 325 FEET; THENCE SOUTH 84 DEGREES 18' EAST A DISTANCE OF 165.4 FEET; THENCE LEAVING SAID ROAD NORTH 28 DEGREES 07' EAST A DISTANCE OR 65 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE WEST PARALLEL WITH THE NORTH LINE OF THE MURPHY D.LC. A DISTANCE OR 920 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE GOVERNMENT MEANDER LINE ON THE EAST SIDE OF WIND RIVER; THENCE FOLLOWING THE MEANDER LINE ON THE EAST SIDE OF WIND RIVER IN A NORTHERLY DIRECTION TO A POINT OF INTERSECTION WITH THE WEST LINE OF GOVERNMENT LOT 1, THENCE NORTH ALONG SAID WEST LINE OF GOVERNMENT LOT 1 A DISTANCE OF 681.4 FEET; THENCE SOUTH 67 DEGREES 25' EAST A DISTANCE OF 127.3 FEET; THENCE SOUTH 24 DEGREES 49' EAST A DISTANCE OF 1753 FEET; THENCE SOUTH 41 DEGREES 38' EAST A DISTANCE OF 389.9 FEET; THENCE SOUTH 47

DEGREES 31' EAST A DISTANCE OF 364.9 FEET; THENCE SOUTH 70 DEGREES 40' EAST A DISTANCE OF 344.7 FEET: THENCE SOUTH 51 DEGREES 43' EAST A DISTANCE OF 185.3 FEET; THENCE SOUTH 66 DEGREES 21' EAST A DISTANCE OF 18.5 FEET; THENCE SOUTH 03 DEGREES 31' EAST A DISTANCE OF 333.6 FEET; THENCE SOUTH 28 DEGREES 07' WEST A DISTANCE OF 254.5 FEET TO THE TRUE POINT OF BEGINNING. EXCEPT PUBLIC ROADS

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 8/2/2021

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR STERLING SAVINGS BANK DBA STERLING BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS Nationwide Trustee Services, Inc., A Washington Corporation

Ву:_____

Ву:_____

Lewis Wilson III, Vice President

RATANAPHONE M VILAYLUETH, Vice President

State of TX, County of Dallas

SUCCESSORS AND ASSIGNS

On 8/2/2021, before me, EMMA VOGEL, a Notary Public, personally appeared RATANAPHONE M VILAYLUETH, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR STERLING SAVINGS BANK DBA STERLING BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS and Lewis Wilson III, 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: EMMA VOGEL

My Commission Expires: 12/22/2024

COMM #132837028

COMM #132837028

NOTARY PUBLIC - TX
CITY OF IRVING
DALLAS COUNTY
EXPIRES 12/22/2024