


After Recording Return to:  
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 Case Nbr: 39214602 Ref Number: 84145721  Tax ID: 03-07-36-1-3-0200-00 10/26/2021 Property Address: 580 NW GROPPER RD STEVENSON, WA 98648 <small>WA0-R-ST 39214602 E 9/9/2021 LRP001</small>	Recording Requested By: <b>UNITED SERVICES AUTOMOBILE</b> Prepared By: <b>AUDREY B TRUMBLE</b> <b>855-369-2410</b> <b>3001 Hackberry Rd</b> <b>Irving, TX 75063</b>
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**SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE**

**USAA FEDERAL SAVINGS BANK**, 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 **SOCIUS LAW GROUP, P.L.L.C.**

**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:	<b>USAA FEDERAL SAVINGS BANK</b>
Made By:	<b>ROCKY W. COWART AND JULIE D. COWART, NOT AS BORROWER, NOT AS OWNER, BUT JOINING HEREIN SOLELY FOR THE PURPOSE OF SECURING HER INTEREST, IF ANY, IN THE PROPERTY, HUSBAND AND WIFE</b>
Original Trustee:	<b>SOCIUS LAW GROUP, P.L.L.C.</b>
Date of Deed of Trust:	<b>8/1/2006</b>
Loan Amount:	<b>\$74,700.00</b>

Recorded in **Skamania County, WA** on: **8/23/2006**, book **N/A**, page **N/A** and instrument number **2006162737**

Property Legal Description:  
**THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, TOGETHER WITH ALL AFTER ACQUIRED TITLE OF THE GRANTOR (S) THEREIN: LOT 4 CHESSER ADDITION RECORDED IN BOOK A PG 104, SKAMANIA COUNTY PLAT RECORDS SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENT, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY. PARCEL: 03-07-36-1-3-0200-00**



**USAA FEDERAL SAVINGS BANK**

By:  \_\_\_\_\_  
**Cynthia Gay, Authorized signor**  
 State of **TX**, County of **Dallas**

On **9/9/2021**, before me, **EMMA VOGEL**, a Notary Public, personally appeared **Cynthia Gay, Authorized signor of USAA FEDERAL SAVINGS BANK 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 of his/her/their free act and deed 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.

Notary Public: **EMMA VOGEL**  
My Commission Expires : **12/22/2024**

