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 Case Nbr: 39230464 Ref Number: 8501333870 Tax ID: 03082600170000 11/7/2021 Property Address: 261 ERICKSON RD STEVENSON, WA 98648 <small>WA0M-R-ST39230464 E 9/13/2021 LRP001</small>	Recording Requested By: UMPQUA BANK Prepared By: TINA K SANDOR-PROVENCHER Assistant Secretary 855-369-2411 3002 Hackberry Rd Irving, TX 75064
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MIN #: 100045810001951927 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:	STEVEN M GUNN AND MOLLY M GUNN, HUSBAND AND WIFE
Original Trustee:	COLUMBIA GORGE TITLE
Date of Deed of Trust:	8/4/2017
Loan Amount:	\$246,500.00

Recorded in **Skamania County, WA** on: **8/14/2017**, book **N/A**, page **N/A** and instrument number **2017001684**


Property Legal Description:
A TRACT OF LAND IS SECTION 26, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF SKA MANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS EAST 538.90 FEET FROM THE SOUTHWEST QUARTER OF SAID SECTION 26, WHICH IS ALSO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO AVARY SKAALHEIM BY INSTRUMENT RECORDED JUNE 8, 1979 IN BOOK 76, PAGE 671 IN AUDITOR FILE NO. 88719, SKAMANIA COUNTY DEED RECORDS; THENCE NORTH ALONG THE EAST LINE OF SAID SKAALHEIM TRACT A DISTANCE OF 528.46 FEET; THENCE SOUTH 79 DEGREES 22' EAST 252.50 FEET TO THE WEST LINE OF A TRACT OF LAND CONVEYED TO ANNA C. CHENEY BY INSTRUMENT RECORDED ON OCTOBER 19, 1954 IN BOOK 38, PAGE 451, AUDITOR FILE NO. 47728, SKAMANIA COUNTY DEED RECORDS; THENCE SOUTH 18 DEGREES 15' WEST ALONG SAID WEST LINE 508 FEET TO THE SOUTH LINE OF SAID SECTION 26; THENCE WEST ALONG SAID SOUTH LINE 89.3 FEET TO THE POINT OF BEGINNING

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **9/13/2021**

**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: 
AUDREY B TRUMBLE, Vice President
State of **TX**, County of **Dallas**

By: 
Cynthia Gay, Vice President

On **9/13/2021**, before me, **Sabrina Wickline**, a Notary Public, personally appeared **AUDREY B TRUMBLE, 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**

