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 Case Nbr: 39291109 Ref Number: 8501354735 Tax ID: 03750140190000 12/18/2021 Property Address: 431 BOULDER RIDGE DR CARSON, WA 98610 <small>WA0M-R-ST39291109 E 10/22/2021 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 #: 100045810002160304 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 P HAMILTON AND ANNETTE HAMILTON, HUSBAND AND WIFE
Original Trustee:	COLUMBIA GORGE TITLE
Date of Deed of Trust:	1/5/2018
Loan Amount:	\$104,600.00

Recorded in Skamania County, WA on: 1/10/2018, book N/A, page N/A and instrument number 2018000077


Property Legal Description:
THAT PORTION OF LOT 19 OF BOULDER RIDGE ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED UNDER AUDITOR'S FILE NO. 2009174613, RECORDS OF SKAMANIA COUNTY, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 7.5 EAST OF THE WILLAMETTE MERIDIAN, THENCE NORTH 70 DEGREES 34' 42" WEST 825.15' TO THE TRUE POINT OF BEGINNING; THENCE ALONG A 100.00' RADIUS CURVE TO THE RIGHT 54.35', THE LONG CHORD WHICH BEARS NORTH 70 DEGREES 29' 46" WEST 53.68'; THENCE ALONG A 100.00' RADIUS CURVE TO THE RIGHT 3.47', THE LONG CHORD WHICH BEARS NORTH 53 DEGREES 55' 59" WEST 3.47'; THENCE NORTH 52 DEGREES 56' 22" WEST 151.55'; THENCE NORTH 52 DEGREES 56' 22" WEST 102.56'; THENCE ALONG A 150.00' RADIUS CURVE TO THE RIGHT 130.59', THE LONG CHORD OF WHICH BEARS NORTH 27 DEGREES 59' 56" WEST 126.50'; THENCE NORTH 86 DEGREES 33' 39" EAST 459.96'; THENCE SOUTH 01 DEGREES 23' 18" WEST 70.68'; THENCE SOUTH 30 DEGREES 24' 12" WEST 280.28' TO THE TRUE POINT OF BEGINNING.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **10/22/2021**

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: 
RATANAPHONE M VILAYLUETH, Vice President

By: 
Lewis Wilson III, Vice President

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

On **10/22/2021**, before me, **Cynthia Gay**, a Notary Public, personally appeared **RATANAPHONE M VILAYLUETH, 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 **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: **Cynthia Gay**
My Commission Expires : **3/6/2024**
TX - Signor1 and Trustee Signor (MERS)

