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 Case Nbr: 39319475 Ref Number: 8501507706 Tax ID: 02072042040000 12/28/2021 Property Address: 3201 SUNSET DR NORTH BONNEVILLE, WA 98639 <small>WA0M-R-ST39319475 E 11/3/2021 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 #: 1000458-1000367977-3 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 **FIDELITY NATIONAL TITLE COMPANY**.

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:	TIFFANY HOPE ANDERSEN AND NEIL DAVID ANDERSEN, WIFE AND HUSBAND
Original Trustee:	FIDELITY NATIONAL TITLE COMPANY
Date of Deed of Trust:	7/9/2021
Loan Amount:	\$66,000.00


Recorded in **Skamania County, WA** on: **7/12/2021**, book **N/A**, page **N/A** and instrument number **2021-002418**


Property Legal Description:
LOT 1 OF WINDSONG ESTATES NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 'B' OF PLATS, PAGE 105, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON. LOT 1 WINDSONG ESTATES #2 BK B/PG 105 APN #: 02-07-20-4-2-0400-00

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **11/3/2021**

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: 
STEPHANIE D DORSEY, Vice President
State of **TX**, County of **Dallas**

By: 
Sabrina Wickline, Vice President

On **11/3/2021**, before me, **Cynthia Gay**, a Notary Public, personally appeared **STEPHANIE D DORSEY, 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 **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**
TX - Signor1 and Trustee Signor (MERS)

