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 Case Nbr: 39354171 Ref Number: 8501477550 Tax ID: 03083500020000 1/25/2022 Property Address: 242 WIND MOUNTAIN RD STEVENSON, WA 98648 <small>WA0-R-ST39354171 E 12/2/2021 LRP001</small>	Recording Requested By: UMPQUA BANK Prepared By: AUDREY B TRUMBLE 855-369-2410 3001 Hackberry Rd Irving, TX 75063
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SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

UMPQUA 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 **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: UMPQUA BANK
Made By: BRUCE L KOTZIAN AND KELLY N KOTZIAN, HUSBAND AND WIFE
Original Trustee: FIDELITY NATIONAL TITLE COMPANY
Date of Deed of Trust: 2/4/2021
Loan Amount: \$365,000.00


Recorded in **Skamania County, WA** on: **2/9/2021**, book **N/A**, page **N/A** and instrument number **2021-000469**


Property Legal Description:
THAT PORTION OF LOTS 1 AND 2 OF HOME VALLEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "A" OF PLATS, PAGE 26, RECORDS OF SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: ALL THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND GOVERNMENT LOT 2 OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, LYING NORTHEASTERLY OF THE TRACT OF LAND CONVEYED TO THE COUNTY OF SKAMANIA BY DEED DATED DECEMBER 10, 1917 AND RECORDED JANUARY 21,1918, BOOK Q, PAGE 407 OF DEED RECORDS OF SKAMANIA COUNTY, WASHINGTON. INCLUDING THERETO A TRACT OF LAND LOCATED IN SECTION 35, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON CONVEYED TO SKAMANIA COUNTY, AS RECORDED BY DEED IN BOOK Q, PAGE 407 OF BOOK OF DEEDS, LYING EAST OF A LINE THAT IS 90 FEET EASTERLY OF THE CENTERLINE OF WIND MOUNTAIN ROAD NO. 30390, AS IT EXISTS AND USED ON MAY 1, 2007, PER ENGINEERING'S DRAWING FILE IN SKAMANIA COUNTY'S ENGINEERING OFFICE UNDER FILE NO. 8-8-A0-08.



IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **12/2/2021**


UMPQUA BANK **Nationwide Trustee Services, Inc., A Washington Corporation**

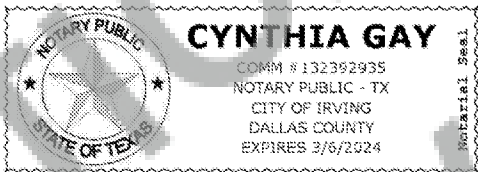
By: 
RATANAPHONE VILAYLEUTH, Vice President
State of **TX**, County of **Dallas**

By: 
Lewis Wilson III, Vice President

On **12/2/2021**, before me, **Cynthia Gay**, a Notary Public, personally appeared **RATANAPHONE VILAYLEUTH, Vice President of UMPQUA BANK** 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 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.

Witness my hand and official seal.


Notary Public: **Cynthia Gay**
My Commission Expires : **3/6/2024**



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