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 Case Nbr: 39391656 Ref Number: 8501283823 Tax ID: 02 07 291 2 0219 00 2/25/2022 Property Address: 1219 ISLAND WAY NORTH BONNEVILLE, WA 98639 WA0M-R-ST39391656 E 12/29/2021 LRP001	Recording Requested By: UMPQUA BANK Prepared By: AHNDRE R PATTERSON Assistant Secretary 855-369-2410 3001 Hackberry Rd Irving, TX 75063
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MIN #: 100045810001452751 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 **CLARK COUNTY 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:	JOHN C SCHAEFFER AND FAITH T GUNDERSEN, HUSBAND AND WIFE
Original Trustee:	CLARK COUNTY TITLE
Date of Deed of Trust:	7/25/2016
Loan Amount:	\$153,000.00

Recorded in **Skamania County, WA** on: **8/1/2016**, book **N/A**, page **N/A** and instrument number **2016001522**


Property Legal Description:
LOT 19 OF THE HAMILTON ISLAND P.U.D.. ACCORDING TO THE RECORDED PLAT RECORDED IN AUDITOR FILE NO. 2006161510 IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.
LOT 19 OF THE HAMILTON ISLAND P.U.D. APN #: 02 07 291 2 0219 00

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **12/29/2021**

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:  _____
CUTARA A ADLEY, Vice President

By:  _____
EMMA F VOGEL, Agent and Attorney in Fact through Power of Attorney

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

On **12/29/2021**, before me, **Cynthia Gay**, a Notary Public, personally appeared **CUTARA A ADLEY, 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 **EMMA F VOGEL, Agent and Attorney in Fact through Power of Attorney 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 - Signorl and Trustee Signor (MERS)

