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 Case Nbr: 39406907 Ref Number: 8501273238 Tax ID: 02-07-29-1-1-023100 3/8/2022 Property Address: 1231 ISLAND WAY NORTH BONNEVILLE, WA 98639 <small>WA0M-R-ST39406907 E 1/11/2022 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 #: 100045810001347423 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 BENEFICIARY, AS NOMINEE FOR UMPQUA BANK, 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., AS BENEFICIARY, AS NOMINEE FOR UMPQUA BANK, ITS SUCCESSORS AND ASSIGNS
Made By:	GREGORY COOPER LISA ANN COOPER, HUSBAND AND WIFE
Original Trustee:	CLARK COUNTY TITLE
Date of Deed of Trust:	4/5/2016
Loan Amount:	\$175,920.00


Recorded in **Skamania County, WA** on: **4/6/2016**, book **N/A**, page **N/A** and instrument number **2016000661**


Property Legal Description:
LOT 31 OF HAMILTON ISLAND PUD, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED IN AUDITOR FILE NO. 2006161510 IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON. SITUATED IN THE COUNTY OF SKAMANIA STATE OF WASHINGTON.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **1/11/2022**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR UMPQUA BANK, ITS SUCCESSORS AND ASSIGNS


Nationwide Trustee Services, Inc., A Washington Corporation

By: 
CUTARA A ADLEY, Vice President
State of **TX**, County of **Dallas**

By: 
Cynthia Gay, Vice President

On **1/11/2022**, before me, **EMMA VOGEL**, a Notary Public, personally appeared **CUTARA A ADLEY, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR UMPQUA BANK, 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: **EMMA VOGEL**
My Commission Expires : **12/22/2024**
TX - Signor1 and Trustee Signor (MERS)

