

After Recording Return to:  
**CoreLogic**  
**P.O. Box 9232**  
**Coppell, TX 75019**

This space for Recorder's use



Case Nbr: **39423856**  
Ref Number: **8501444703**

Tax ID: **03052900010000**  
**3/25/2022**

Property Address:  
**1261 SNAG MOUNTAIN RD**  
**WASHOUGAL, WA 98671**

WA0-R-ST39423856 E 1/28/2022 LRP001

Recording Requested By:  
**UMPQUA BANK**  
Prepared By:  
**AUDREY B TRUMBLE**  
**855-369-2410**  
**3001 Hackberry Rd**  
**Irving, TX 75063**

## 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 **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: **UMPQUA BANK**  
Made By: **PAN ZHANG AND MICHEAL ANDREW PACHECO, WIFE AND HUSBAND**  
Original Trustee: **CLARK COUNTY TITLE**  
Date of Deed of Trust: **9/8/2020**  
Loan Amount: **\$516,000.00**

Recorded in **Skamania County, WA** on: **9/10/2020**, book **N/A**, page **N/A** and instrument number **2020-002415**

Property Legal Description:

**EXHIBIT "A" A PORTION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 29; THENCE NORTH 00°22'10" EAST, ALONG THE WEST) UNE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 2160.00 FEET TO THE TORJE POINT OF BEGINNING; THENCE NORTH 89°42,17M EAST, 2606.60 FEET TO THE EAST UNE OF SAID NORTHWEST QUARTER AT A POINT THAT BEARS NORTH 00°38,43M EAST, 2160.00 FEET FROM THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 00°38,43" WEST, ALONG SAID EAST LINE, 406 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 88°52'4A" WEST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 2599.44 FEET TO THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 00°22'10" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 471 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING. 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 **1/28/2022**

**UMPQUA BANK**

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


By:   
\_\_\_\_\_  
**RATANAPHONE VILAYLEUTH, Vice President**

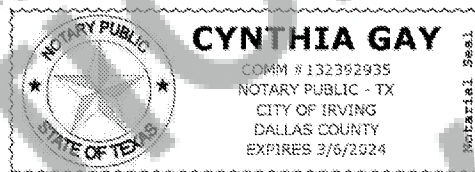
By:   
\_\_\_\_\_  
**EMMA F VOGEL, Agent and Attorney in Fact through Power of Attorney**

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

On **1/28/2022**, before me, **Cynthia Gay**, a Notary Public, personally appeared **RATANAPHONE VILAYLEUTH, Vice President of UMPQUA BANK** 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 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**



Unofficial Copy

