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 Case Nbr: 39426627 Ref Number: 8501465294 Tax ID: 02052000010600 3/27/2022 Property Address: 612 DOBBINS RD WASHOUGAL, WA 98671 WA0M-R-ST39426627 E 2/2/2022 LRP001	Recording Requested By: UMPQUA BANK Prepared By: CYNTHIA M GAY Assistant Secretary 855-369-2410 3001 Hackberry Rd Irving, TX 75063
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MIN #: 100045810003257398 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 **COLUMBIA GORGE 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:	JOSEPH REX SWOFFORD AND DEBRA SWOFFORD, HUSBAND AND WIFE
Original Trustee:	COLUMBIA GORGE TITLE.
Date of Deed of Trust:	9/29/2020
Loan Amount:	\$489,499.00

Recorded in **Skamania County, WA** on: **10/1/2020**, book **N/A**, page **N/A** and instrument number **2020-002684**

Property Legal Description:
EXHIBIT "A" ' LEGAL DESCRIPTION TO EXCISE TAX FORM A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA. STATE OF WASHINGTON, DESCRIBED AS: LOT 6 DOBBINS SHORT PLAT BK 1/PG 43. SKAMANIA COUNTY RECORDS.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **2/2/2022**

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: 
EMMA F VOGEL, Vice President
State of **TX**, County of **Dallas**

By: 
Audrey B Trumble, Authorized Signor

On **2/2/2022**, before me, **Ratanaphone Vilayleuth**, a Notary Public, personally appeared **EMMA F VOGEL, 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 **Audrey B Trumble, Authorized Signor 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: **Ratanaphone Vilayleuth**
My Commission Expires : **3/6/2024**
TX - Signor1 and Trustee Signor (MERS)

