

Skamania County, WA
Total: \$19.00 Pgs=2
ASGN
Request of: FIRST AMERICAN MORTGAGE SOLUTIONS
eRecorded by: Simplifile

2022-000260

02/07/2022 12:39 PM

WHEN RECORDED MAIL TO:
FIRST AMERICAN MORTGAGE SOLUTIONS
1795 INTERNATIONAL WAY
IDAHO FALLS, ID 83402
PH. 208-528-9895

SUBSTITUTION OF TRUSTEE

WASHINGTON
COUNTY OF SKAMANIA
LOAN NO.: 00003000748481

RECORD 1ST



PARCEL NO. 03101500100400

LEGAL DESCRIPTION: SEE ATTACHED LEGAL DESCRIPTION

WHEREAS, the Undersigned, U.S. BANK NATIONAL ASSOCIATION N.D., located at 3751 AIRPARK DRIVE, OWENSBORO, KY 42301, the Beneficiary of that certain Deed of Trust dated OCTOBER 07, 2009, executed by BLAIR SIMPSON AND NICOLE LIGON, WHO ARE HUSBAND AND WIFE, Trustor, to U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, Original Trustee, for the benefit of U.S. BANK NATIONAL ASSOCIATION N.D., Original Beneficiary, and recorded on OCTOBER 28, 2009 as Auditors File No. 2009174177 in the Records of the County Auditor's Office for SKAMANIA County, State of WASHINGTON.

WHEREAS, the Undersigned desires to appoint a new Trustee in the place and stead the Current Trustee; NOW, THEREFORE, in view of the premises, the Undersigned hereby appoints FIRST AMERICAN TITLE INSURANCE COMPANY, located at 1 FIRST AMERICAN WAY, SANTA ANA, CA 92707, as successor Trustee under said Deed of Trust, to have all the powers as Trustee, effective forthwith.

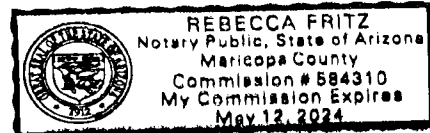
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on FEBRUARY 01, 2022.
U.S. BANK NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO U.S. BANK NATIONAL ASSOCIATION N.D.


ERIC FERGUSON, VICE PRESIDENT

STATE OF ARIZONA COUNTY OF MARICOPA) ss.

On FEBRUARY 01, 2022, before me, REBECCA FRITZ, Notary Public, personally appeared ERIC FERGUSON, VICE PRESIDENT of U.S. BANK NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO U.S. BANK NATIONAL ASSOCIATION N.D., whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be and whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or entity, who they acted on the behalf of, executed the instrument.


REBECCA FRITZ (COMMISSION EXP. 05/12/2024)
NOTARY PUBLIC



POD: 20220118
US8090119IM - SOT - WA



Attached to the Substitution of Trustee dated February 01, 2022

US8090119IM - 00003000748481 - SIMPSON; LIGON

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE WEST HALF OF THE SW 1/4 OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE W.M. IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF BEGINNING WHICH IS ON THE NORTH LINE OF SAID WEST HALF OF THE SW 1/4 SOUTH 88 DEG. 25' 24" EAST A DISTANCE OF 731.75 FT FROM A LAWSON BRASS CAP MONUMENTING THE WEST 1/4 OF SAID SECTION 15; THENCE SOUTH 88 DEG. 25' 24" EAST ALONG SAID NORTH LINE, A DISTANCE OF 629.85 FT TO THE NE CORNER OF SAID WEST HALF OF THE SW 1/4; THENCE SOUTH 01 DEG. 50' 11" WEST ALONG THE EAST LINE OF SAID WEST HALF OF THE SW 1/4, A DISTANCE OF 666.13 FEET TO THE CENTERLINE OF SKAMANIA COUNTY LOVE RD EASEMENT; THENCE SOUTH 34 DEG. 33' 49" WEST ALONG SAID CENTERLINE, A DISTANCE OF 210.01 FT TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 213.28 FT AND A CENTRAL ANGLE OF 31 DEG. 30' 46" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 51 DEG. 40' 46" WEST 115.83 FT; THENCE SW ALONG SAID CURVE A DISTANCE OF 117.30 FT TO A POINT OF CUSP ON A CURVE, FROM WHICH THE RADIUS POINT BEARS SOUTH 31 DEG. 56' 25" EAST; THENCE SW A DISTANCE OF 97.20 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 216.69 FEET AND A CENTRAL ANGLE OF 25 DEG. 42' 05" TO THE NORTH LINE OF A TRACT DEEDED TO THE US RECORDED IN BOOK 64, PAGE 815, SKAMANIA COUNTY RECORDS; THENCE NORTH 88 DEG. 26' 27" WEST ALONG SAID TRACT BOUNDARY, A DISTANCE OF 17.67 FT; THENCE SOUTH 54 DEG. 48' 03" WEST A DISTANCE OF 31.53 FT; THENCE SOUTH 54 DEG. 48' 03" WEST, A DISTANCE OF 38.57 FEET; THENCE SOUTH 55 DEG. 08' 03" WEST, A DISTANCE OF 46.10 FT; THENCE SOUTH 40 DEG. 04' 23" WEST, A DISTANCE OF 44.30 FEET; THENCE SOUTH 00 DEG. 24' 07" EAST, A DISTANCE OF 45 FT; THENCE SOUTH 15 DEG. 30' 07" EAST, A DISTANCE OF 42.20 FT TO A POINT IN SKAMANIA COUNTY NEWELL ROAD; THENCE CONTINUING NORTH 78 DEG. 26' 13" EAST ALONG SAID TRACT BOUNDARY AND WITHIN SAID NEWELL RD RIGHT OF WAY 48.40 FT; THENCE SOUTH 82 DEG. 16' 02" EAST, A DISTANCE OF 49.90 FT; THENCE SOUTH 48 DEG. 43' 17" EAST, A DISTANCE OF 50.30 FT; THENCE SOUTH 31 DEG. 43' 22" EAST, A DISTANCE OF 71.5 FT; THENCE SOUTH 07 DEG. 54' 07" EAST, A DISTANCE OF 29.71 FT TO THE SW CORNER OF SAID TRACT AND THE CENTERLINE OF SAID NEWELL ROAD RIGHT OF WAY; THENCE CONTINUING SOUTH 07 DEG. 22' 21" EAST ALONG SAID NEWELL RD CENTERLINE 695.87 FEET TO THE NORTH LINE OF SKAMANIA COUNTY COOK-UNDERWOOD RD; THENCE NORTH 62 DEG. 47' 00" WEST ALONG SAID NORTH LINE A DISTANCE OF 374.01 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE NORTH LINE; THENCE NW A DISTANCE OF 255.26 FT ALONG THE CURVE HAVING A RADIUS OF 1175.92 FT AND A CENTRAL ANGLE OF 12 DEG. 26' 15" ; THENCE NORTH 01 DEG. 00' 11" EAST A DISTANCE OF 702.99 FEET TO THE CENTERLINE OF SAID NEWELL RD RIGHT OF WAY; THENCE CONTINUING NORTH 01 DEG. 50' 11" EAST A DISTANCE OF 1279.71 FT, MORE OR LESS TO THE POINT OF BEGINNING.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.