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 Case Nbr: 39464644 Ref Number: 8501456015 Tax ID: 03081730060400 4/30/2022 Property Address: 52 COATS RD CARSON, WA 98610 <small>WA0M-R-ST39464644 E 3/3/2022 LRP001</small>	Recording Requested By: UMPQUA BANK Prepared By: TINA K SANDOR-PROVENCHER Assistant Secretary 855-369-2411 3002 Hackberry Rd Irving, TX 75064
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MIN #: 100045810003164933 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 **CHICAGO TITLE COMPANY OF WASHINGTON.**

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:	JOLENE L EMERSON AND TOBY D EMERSON, HUSBAND AND WIFE.
Original Trustee:	CHICAGO TITLE COMPANY OF WASHINGTON.
Date of Deed of Trust:	8/6/2020
Loan Amount:	\$215,710.00


Recorded in **Skamania County, WA** on: **8/17/2020**, book **N/A**, page **N/A** and instrument number **2020-002108**

Property Legal Description:
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: LOT 2 OF THE D & D'S SHORT PLAT RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 397, SKAMANIA COUNTY RECORDS. LOT 2 D& DSP BK 3/PG 397 APN#: 03-08-17-3-0-0604-00

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **3/3/2022**


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: 

RATANAPHONE M VILAYLUETH, Vice President


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

By: 

AUDREY B. TRUMBLE, Agent and Attorney in Fact through Power of Attorney

On **3/3/2022**, before me, **EMMA VOGEL**, a Notary Public, personally appeared **RATANAPHONE M VILAYLUETH, 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, 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: **EMMA VOGEL**
My Commission Expires : **12/22/2024**
TX - Signorl and Trustee Signor (MERS)

