


Skamania County, WA Total: \$222.50   Pgs=2 ASGN RECON Request of: eRecorded by: CSC Ingeo	<b>2022-000726</b> 04/07/2022 02:43 PM
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After Recording Return to:  
**CoreLogic**  
**P.O. Box 9232**  
**Coppell, TX 75019**

This space for Recorder's use

 Case Nbr: 39518833 Ref Number: 8501372619  Tax ID: 03091430050200 6/4/2022 Property Address: 3431 COOK UNDERWOOD RD BINGEN, WA 98605 <small>WA0M-R-ST39518833 E 4/7/2022 LRP001</small>	Recording Requested By: <b>UMPQUA BANK</b> Prepared By: <b>AUDREY B TRUMBLE</b> Assistant Secretary <b>855-369-2410</b> <b>3001 Hackberry Rd</b> <b>Irving, TX 75063</b>
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MIN #: 1000458-1000233848-8      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	<b>MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR UMPQUA BANK., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS</b>
Made By:	<b>ERIN O CUNNINGHAM, A SINGLE PERSON.</b>
Original Trustee:	<b>COLUMBIA GORGE TITLE.</b>
Date of Deed of Trust:	<b>6/27/2018</b>
Loan Amount:	<b>\$160,000.00</b>


Recorded in **Skamania County, WA** on: **7/2/2018**, book **N/A**, page **N/A** and instrument number **2018001351**


Property Legal Description:  
**A TRACT OF LAND LOCATED IN LOT 7 OF OREGON LUMBER COMPANY SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD AT PAGE 29 OF BOOK A OF PLATS RECORDS OF SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SAID LOT 7; THENCE ALONG THE NORTH LINE OF SAID LOT 7 WEST 264 FEET; THENCE SOUTH 372 FEET TO THE INITIAL POINT OF THE TRACT HEREBY DESCRIBED; THENCE SOUTH 106 FEET; THENCE EAST 264 FEET TO THE EAST LINE OF SAID LOT 7; THENCE NORTH ALONG SAID EAST LINE 106 FEET; THENCE WEST 264 FEET TO THE INITIAL POINT.**

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **4/7/2022**

**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:   
**Cynthia Gay, Vice President**

On **4/7/2022**, 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 **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: **Ratanaphone Vilayleuth**  
My Commission Expires : **3/6/2024**  
TX - Signor1 and Trustee Signor (MERS)

