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 Case Nbr: 39603161 Ref Number: 0000008307847798 Tax ID: 03072540020200 8/13/2022 Property Address: 281 CLEARVIEW LN STEVENSON, WA 98648-0000 <small>WA0-R-ST 39603161 E 6/24/2022 LRP002</small>	Recording Requested By: Key Bank National Association Prepared By: Audrey B Trumble 855-369-2410 3001 Hackberry Rd Irving, TX 75063
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SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

KEYBANK NATIONAL ASSOCIATION, 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 **FIRST AMERICAN TITLE INSURANCE COMPANY**.
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: KEYBANK NATIONAL ASSOCIATION
Made By: KIM J. OSTLER, MARRIED AND LARRY S. OSTLER, MARRIED
Original Trustee: FIRST AMERICAN TITLE INSURANCE COMPANY
Date of Deed of Trust: 2/28/2018
Loan Amount: \$115,000.00

Recorded in Skamania County, WA on: 3/12/2018, book N/A, page N/A and instrument number 2018000473

Property Legal Description:
SITUATED IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON. A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD MARKING THE NORTHEAST CORNER OF LOT 2 OF THE ? MEADOW SHORT PLAT?, RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 341, SKAMANIA COUNTY AUDITOR RECORDS, (SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE ?ESCH TRACT? AS DESCRIBED IN BOOK 77 OF DEEDS, PAGE 842, SKAMANIA COUNTY AUDITOR RECORDS); THENCE NORTH 88 DEGREES 49 MINUTES 33 SECONDS WEST, ALONG THE NORTH LINE OF LOT 2, FOR A DISTANCE OF 20.00 FEET TO A 1/2 INCH IRON ROD SET IN A ?2000 HAGEDORN, INC. SURVEY? AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 37 MINUTES 15 SECONDS WEST, 224.75 FEET TO A 1/2 INCH IRON ROD, (? 2000 HAGEDORN INC. SURVEY); THENCE SOUTH 01 DEGREES 48 MINUTES 54 SECONDS WEST 177.05 FEET TO A 1/2 INCH IRON ROD ("2000 HAGEDORN IN SURVEY") THENCE NORTH 88 DEGREES 49 MINUTES 33 SECONDS WEST, FOR A DISTANCE OF 178.03 FEET TO THE CENTER OF A 50 FOOT RADIUS CUL-DE-SAC AT THE TERMINUS OF SECONDS CLEAR VIEW LANE? (SHORT PLAT 3-341); THENCE NORTH 75 DEGREES 33 MINUTES 51 SECONDS WEST, ALONG THE CENTERLINE OF ?CLEAR VIEW LANE? (SHORT PLAT 3-341), FOR A DISTANCE OF 22.00 FEET; THENCE LEAVING THE CENTERLINE OF SECONDS CLEAR VIEW LANE? NORTH 02 DEGREES 01 MINUTES 03 SECONDS EAST, FOR A DISTANCE OF 40.42 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF "CLEAR VIEW LANE" (SHORT PLAT 3-341); THENCE



SOUTHWESTERLY ALONG THE ARC OF A 50 FOOT RADIUS CURVE TO THE LEFT, (THE RADIUS POINT OF WHICH BEARS SOUTH 23 DEGRESS 25 MINUTES 53 SECONDS EAST), THROUGH A CENTRAL ANGLE OF 27 DEGREES 30 MINUTES 25 SECONDS, FOR AN ARC DISTANCE OF 24.00 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 10 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 65 DEGREES 24 MINUTES 10 SECONDS, FOR AN ARC DISTANCE OF 11.41 FEET TO A 1/2 INCH IRON ROD (SHORT PLAT 3-341); THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 2 DEGREES 24 MINUTES 58 SECONDS EAST, FOR A DISTANCE OF 374.78 FEET TO A 1/2 INCH IRON ROD AT THE NORTHWEST CORNER OF LOT 2 (SHORT PLAT 3-341), THENCE NORTH 88 DEGREES 49 MINUTES 33 SECONDS EAST ALONG THE NORTH LINE OF LOT 2, FOR A DISTANCE OF 223.29 FEET TO THE TRUE POINT OF BEGINNING. ABBREVIATED LEGAL: S25, T3N, R73, DEED 2004153902, PAR 03072540020200 BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN INSTRUMENT 2004153902, OF THE SKAMANIA COUNTY, WASHINGTON RECORDS. 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

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **6/24/2022**

KEYBANK NATIONAL ASSOCIATION **Nationwide Trustee Services, Inc., A Washington Corporation**


By:  By: 

Olivia Williams-Galloway, Authorized Agent **Lewis Wilson III, Vice President**

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

On **6/24/2022**, before me, **Cynthia Gay**, a Notary Public, personally appeared **Olivia Williams-Galloway, Authorized Agent of KEYBANK NATIONAL ASSOCIATION and Lewis Wilson III, 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 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**

