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 Case Nbr: 39616035 Ref Number: 8501375703 Tax ID: 03073613170000 9/5/2022 Property Address: 446 NW CHESSER RD STEVENSON, WA 98648 <small>WA0M-R-ST39616035 E 7/11/2022 LRP001</small>	Recording Requested By: UMPQUA BANK Prepared By: AUDREY B TRUMBLE Assistant Secretary 855-369-2410 3001 Hackberry Rd Irving, TX 75063
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MIN #: 1000458-1000236915-2 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:	CHRISTOPHER I KENT AND NICOLE A KENT, A MARRIED COUPLE
Original Trustee:	COLUMBIA GORGE TITLE
Date of Deed of Trust:	8/23/2018
Loan Amount:	\$209,000.00

Recorded in Skamania County, WA on: 8/27/2018, book N/A, page N/A and instrument number 2018001760


Property Legal Description:
A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF CHESSER ROAD, SAID POINT BEING 370.9 FEET SOUTH AND 310 FEET WEST OF THE CENTER OF SAID SECTION 36; THENCE NORTH 99 FEET ALONG SAID RIGHT OF WAY LINE; THENCE EAST 110 FEET; THENCE SOUTH 14DEGREE 31' EAST 102.27FEET; THENCE WEST 135.6 FEET TO THE POINT OF BEGINNING. PTN.
SEC 36, T3N, R7E W.M. APN #: 03-07-36-1-3-1700-00

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **7/11/2022**

**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**

By: 
Cynthia Gay, Vice President

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

On **7/11/2022**, 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 **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: **EMMA VOGEL**
My Commission Expires : **12/22/2024**
TX - Signor1 and Trustee Signor (MERS)

