Skamania County, WA Total: \$222.50 ASGN RECON Request of: eRecorded by: CSC Indeo

2022-001706

08/17/2022 02:35 PM

After Recording Return to: CoreLogic P.O. Box 9232 Coppell, TX 75019

This space for Recorder's use

Case Nbr: **39646738** Ref Number: **8501243604**

Tax ID: 04072334200000

10/10/2022 Property Address: 82 OLD BLAISDELL RD

CARSON, WA 98610 WA0M-R~ST39646738 E 8/17/2022 LRP001 Recording Requested By: **UMPQUA BANK**

Prepared By:

AUDREY B TRUMBLE Assistant Secretary

855-369-2410 3001 Hackberry Rd **Irving, TX 75063**

MIN #: 100045810001051538 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:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. Original Beneficiary

("MERS"), AS DESIGNATED NOMINEE FOR UMPQUA BANK,

BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS

AND ASSIGNS

ROBERT J SEAMAN JR AND PAMELA MAY SEAMAN, HUSBAND Made By:

AND WIFE

COLUMBIA GORGE TITLE Original Trustee:

Date of Deed of Trust: 8/17/2015 Loan Amount: \$131,250,00

Recorded in Skamania County, WA on: 8/24/2015, book N/A, page N/A and instrument number 2015001781

Property Legal Description:

PARCEL I: A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 10 OF THE BLAISDELL TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE AUDITOR OF SKAMANIA COUNTY, WASHINGTON, THENCE EAST 362 FEET, THENCE SOUTH 208 FEET TO THE INITIAL POINT OF THE TRACT HEREBY DESCRIBED; THENCE SOUTH TO INTERSECTION WITH THE EASTERLY LINE OF THE COUNTY ROAD KNOWN AS DESIGNATED AS BLAISDELL ROAD; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE EASTERLY LINE OF SAID BLAISDELL ROAD TO A POINT DUE WEST OF THE INITIAL POINT; THENCE EAST TO THE INITIAL POINT. PARCEL II: A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 10 OF THE BLAISDELL TRACTS ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE AUDITOR OF SKAMANIA COUNTY, WASHINGTON, THENCE EAST 362 FEET, THENCE SOUTH 208 FEET TO THE INITIAL POINT OF THE TRACT HEREBY DESCRIBED; THENCE SOUTH TO INTERSECTION WITH THE EASTERLY LINE OF THE BLAISDELL ROAD; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF THE SAID BLAISDELL ROAD TO INTERSECTION WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN; THENCE EASTERLY ALONG THE SAID

SOUTH LINE TO THE WESTERLY LINE OF WIND RIVER HIGHWAY; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID HIGHWAY TO A POINT DIRECTLY EAST OF THE INITIAL POINT; THENCE WEST TO THE INITIAL POINT. EXCEPTING THEREFROM ANY PORTION LYING WITHIN WIND RIVER HIGHWAY.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 8/17/2022

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

Lewis Wilson III, Vice President

On 8/17/2022, before me, Cynthia Gay, 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 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 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

TX - Signor1 and Trustee Signor (MERS)

CYNTHIA GAY

COMM # 132392935

NOTARY PUBLIC - TX
CITY OF IRVING
DALLAS COUNTY
EXPIRES 3/6/2024