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 Case Nbr: 39683855 Ref Number: 8501494755 Tax ID: 03073643040000 11/26/2022 Property Address: 608 NW HOT SPRINGS ALAMEDA ROAD STEVENSON, WA 98648 WA0M-R-ST39683855 E 9/30/2022 LRP001	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 #: 100045810003550586 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 NOMINEE FOR UMPQUA BANK, 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:	NICOLE LEMBRICK AND ANDREW PHILLIP LEMBRICK, WIFE AND HUSBAND
Original Trustee:	COLUMBIA GORGE TITLE
Date of Deed of Trust:	6/7/2021
Loan Amount:	\$240,000.00

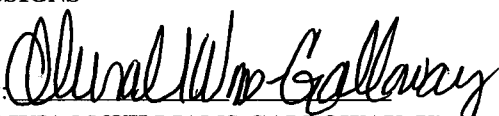
Recorded in Skamania County, WA on: 6/9/2021, book N/A, page N/A and instrument number 2021-002051

Property Legal Description:
FROM A POINT 4.39 CHAINS WEST OF THE QUARTER POST ON THE SOUTH LINE OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, NORTH 5 DEGREES 30' WEST 662 FEET; THENCE NORTH 24 DEGREES WEST 165 FEET; THENCE NORTH 10 DEGREES WEST 353.70 FEET TO THE POINT OF BEGINNING OF THE DESCRIPTION; THENCE WEST 141 FEET; THENCE SOUTH 24DEGREES 53' EAST 109.35 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THAT PARCEL DEEDED TO BERNARD J. HEAVEY, JR., ET. UX., BY DEED RECORDED IN BOOK 68 ON PAGE 91, SKAMANIA COUNTY RECORDS; THENCE SOUTH 89 DEGREES 41' EAST 120.03 FEET ALONG THE NORTH LINE OF THE SAID HEAVEY PARCEL TO THE WEST LINE OF LOT 19, MEAGHERS ADDITION; THENCE NORTH ALONG THE WEST LINE OF LOTS 19 AND 21, MEAGHERS ADDITION, A DISTANCE OF 90.04 FEET TO THE NORTHWEST CORNER OF LOT 21; THENCE ALONG THE NORTHERLY LINE OF LOT 21 SOUTH 77 DEGREES EAST 70.22 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL DEEDED TO VANCE R. GUTHRIE PARCEL NORTH 11 DEGREES 59' WEST TO THE SOUTH LINE OF ROCK CREEK SPRING ROAD; THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF SAID ROAD TO A POINT WHICH IS NORTH 10 DEGREES WEST FROM THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 10 DEGREES EAST 174 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **9/30/2022**

**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**

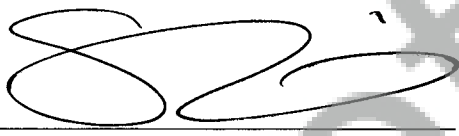
By: 
**OLIVIA M WILLIAMS-GALLOWAY, Vice
President**

By: 
Naima Smair, Authorized Signor

State of TX, County of Dallas

On **9/30/2022**, before me, **Sabrina Wickline**, a Notary Public, personally appeared **OLIVIA M WILLIAMS-GALLOWAY, 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 **Naima Smair, Authorized Signor 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: **Sabrina Wickline**
My Commission Expires : **5/15/2024**
TX - Signor1 and Trustee Signor (MERS)

