

Skamania County, WA  
Total: \$222.50 Pgs=2  
ASGN RECON  
Request of:  
eRecorded by: CSC Ingeo

**2022-002019**  
10/03/2022 07:37 AM

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

This space for Recorder's use



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**

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 24 DEGREES 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**

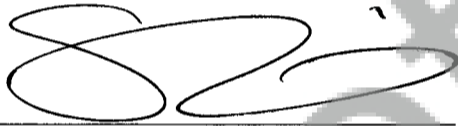
By:   
**OLIVIA M WILLIAMS-GALLOWAY, Vice  
President**

By:   
**Naima Smair, Authorized Signor**

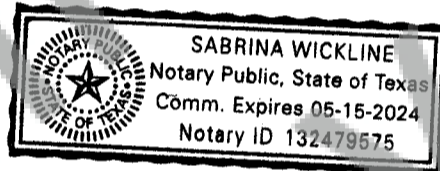
State of TX, County of Dallas

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)



UMPQUA  
CORP