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 Case Nbr: 39795618 Ref Number: 8501483853 Tax ID: 02050000790300 4/30/2023 Property Address: 291 BLUE SKY DR WASHOUGAL, WA 98671 WA0M-R-ST39795618 E 3/3/2023 LRP001	Recording Requested By: UMPQUA BANK Prepared By: TINA K SANDOR-PROVENCHER Assistant Secretary 855-369-2411 3002 Hackberry Rd Irving, TX 75064
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MIN #: 100045810003441786 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 FIDELITY NATIONAL TITLE 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	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR UMPQUA BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS
Made By:	BRIAN R PEETERS, A SINGLE MAN
Original Trustee:	FIDELITY NATIONAL TITLE COMPANY
Date of Deed of Trust:	2/12/2021
Loan Amount:	\$538,000.00

Recorded in Skamania County, WA on: 2/24/2021, book N/A, page N/A and instrument number 2021-000640


Property Legal Description:
FOR APN/PARCEL ID(S): 02050000790300 BEING A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT A 3/4 INCH IRON PIPE WITH SKAMANIA COUNTY BRASS CAP, MARKING THE CENTER OF SECTION 28 AS SHOWN IN BOOK 2 OF SURVEYS, PAGE 212, SKAMANIA COUNTY AUDITOR'S RECORDS; THENCE SOUTH 88 DEGREES 19 MINUTES 10 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 28, FOR A DISTANCE OF 1,105.00 FEET HEREON REFERRED TO AS DESCRIBED POINT C; THENCE SOUTH 01 DEGREE 46 MINUTES 17 SECONDS WEST, LEAVING SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 28, FOR A DISTANCE OF 282.32 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE ARC OF A 350.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 13 DEGREES 19 MINUTES 04 SECONDS FOR AN ARC DISTANCE OF 81.35 FEET, THE CHORD OF WHICH BEARS SOUTH 86 DEGREES 00 MINUTES 39 SECONDS WEST, 87.17 FEET; THENCE SOUTH 79 DEGREES 21 MINUTES 06SECONDS WEST, FOR A DISTANCE OF 134.66 FEET; THENCE ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 29 DEGREES 33 MINUTES 27 SECONDS FOR AN ARC DISTANCE OF 154.76 FEET, THE CHORD OF WHICH BEARS NORTH 85 DEGREES 52 MINUTES 10 SECONDS WEST, 153.05 FEET; THENCE SOUTH 08 DEGREES 27 MINUTES 50 SECONDS WEST, FOR A DISTANCE OF 462.00 FEET; THENCE NORTH 88 DEGREES 19 MINUTES 10 SECONDS WEST, FOR A DISTANCE OF 195.00 FEET; THENCE SOUTH 26 DEGREES 58 MINUTES 31 SECONDS WEST, FOR A DISTANCE OF 576.95 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28; THENCE SOUTH 88 DEGREES 38 MINUTES 34 SECONDS EAST, ALONG THE SOUTH LINE OF SAID NORTH HALF, FOR A DISTANCE OF 1087.23 FEET; THENCE

NORTH 15 DEGREES 56 MINUTES 11 SECONDS WEST, LEAVING THE SOUTH LINE OF SAID NORTH HALF, FOR A DISTANCE OF 540.86 FEET; THENCE NORTH 15 DEGREES 44 MINUTES 08 SECONDS EAST, FOR A DISTANCE OF 484.94 FEET; THENCE ALONG THE ARC OF A 380.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 15 DEGREES 55 MINUTES 15 SECONDS, FOR AN ARC DISTANCE OF 105.59 FEET, THE CHORD OF WHICH BEARS SOUTH 51 DEGREES 03 MINUTES 12 SECONDS EAST, 105.25 FEET; THENCE SOUTH 43 DEGREES 05 MINUTES 34 SECONDS EAST, FOR A DISTANCE OF 76.93 FEET; THENCE SOUTH 83 DEGREES 19 MINUTES 47 SECONDS EAST, FOR A DISTANCE OF 34.02 FEET; THENCE NORTH 48 DEGREES 50 MINUTES 19 SECONDS EAST, FOR A DISTANCE OF 210.00 FEET; THENCE NORTH 86 DEGREES 06 MINUTES 12 SECONDS WEST, FOR A DISTANCE OF 70.81 FEET; THENCE NORTH 01 DEGREES 46 MINUTES 17 SECONDS EAST, FOR A DISTANCE OF 276.64 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 28; THENCE NORTH 88 DEGREES 19 MINUTES 10 SECONDS WEST, ALONG SAID NORTH LINE FOR A DISTANCE OF 435.00 FEET TO THE POINT OF BEGINNING.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 3/3/2023

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC., AS
DESIGNATED NOMINEE FOR UMPQUA
BANK, BENEFICIARY OF THE SECURITY
INSTRUMENT, ITS SUCCESSORS AND
ASSIGNS**

**Nationwide Trustee Services, Inc., A Washington
Corporation**

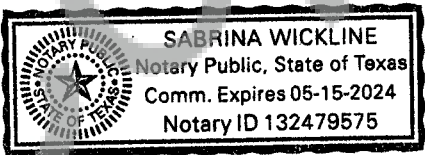
By: 
NAIMA SMAIR, Vice President
State of TX, County of Dallas

By: 
Cynthia Gay, Vice President

On 3/3/2023, before me, Sabrina Wickline, a Notary Public, personally appeared NAIMA SMAIR, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., 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: Sabrina Wickline
My Commission Expires : 5/15/2024
TX - Signor1 and Trustee Signor (MERS)