


After Recording Return to:  
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**Coppell, TX 75019**

This space for Recorder's use

 Case Nbr: 39960682 Ref Number: 2000515892  Tax ID: 02070111320000 11/12/2023 Property Address: 25 SW RUSSELL AVENUE STEVENSON, WA 98648-9198 <small>WA0-R-ST 39960682 E 10/4/2023 LRP003</small>	Recording Requested By: <b>Key Bank National Association</b>  Prepared By: <b>Audrey B Trumble</b> <b>855-369-2410</b> <b>3001 Hackberry Rd</b> <b>Irving, TX 75063</b>
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**SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE**

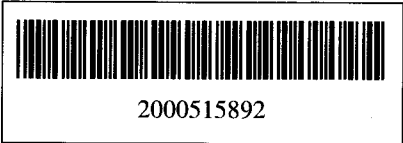
**KEYBANK NATIONAL ASSOCIATION**, the present beneficiary for the Deed of Trust described below, does hereby substitute **Nationwide Trustee Services, Inc., A Washington Corporation** as Trustee under said Deed of Trust in place of **COLUMBIA GORGE TITLE**.

**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: **KEYBANK NATIONAL ASSOCIATION**  
Made By: **OCEAN DRIVE, LLC**  
Original Trustee: **COLUMBIA GORGE TITLE**  
Date of Deed of Trust: **6/30/2017**  
Loan Amount: **\$200,000.00**

Recorded in **Skamania County, WA** on: **7/5/2017**, book **N/A**, page **N/A** and instrument number **2017001375**

Property Legal Description:  
**A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS. BEGINNING AT THE NORTHEAST CORNER OF BLOCK 8 OF THE TOWN OF STEVENSON, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDS OF SKAMANIA COUNTY, THENCE NORTH 34 DEGREES 30' WEST 31 2 FEET TO THE POINT OF BEGINNING, THENCE NORTH 34 DEGREES 30' WEST 50 FEET; THENCE SOUTH 55 DEGREES 30' WEST 100 FEET, THENCE SOUTH 34 DEGREES 30 EAST 50 FEET, THENCE NORTH 55 DEGREES 30' EAST 100 FEET TO THE POINT OF BEGINNING . THE REAL PROPERTY OR ITS ADDRESS IS COMMONLY KNOWN AS 25 SW RUSSELL AVENUE, STEVENSON, WA 98648. THE REAL PROPERTY TAX IDENTIFICATION NUMBER IS 02070111320000.**

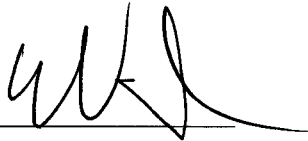


IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 10/4/2023

**KEYBANK NATIONAL ASSOCIATION**

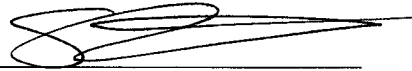
**Nationwide Trustee Services, Inc., A Washington Corporation**

By: \_\_\_\_\_



**EMMA VOGEL, Authorized Signer**

By: \_\_\_\_\_



**Sabrina Wickline, Vice President**

State of TX, County of Dallas

On 10/4/2023, before me, CUTARA ADLEY, a Notary Public, personally appeared EMMA VOGEL, Authorized Signer of KEYBANK NATIONAL ASSOCIATION and Sabrina Wickline, Vice President for Nationwide Trustee Services, Inc., A Washington Corporation personally known to me, or proved to me on the basis of satisfactory evidence, 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: **CUTARA ADLEY**  
My Commission Expires : 11/25/2024

