

Return To:  
RoundPoint Mortgage Servicing LLC  
C/O Nationwide Title Clearing, LLC  
2100 Alt. 19 North  
Palm Harbor, FL 34683

Skamania County, WA	<b>2025-002046</b>
Total: \$301.00 Pgs=1	
ASGN	12/17/2025 12:48 PM
Request of:	NATIONWIDE TITLE CLEARING, LLC
eRecorded by:	Simplifile

Reference #: 2015791672

SUBSTITUTION OF TRUSTEE

WHEREAS, KIRBY M. RICHARDS AND WILLIAM C. RICHARDS was the original Trustor, COLUMBIA GORGE TITLE, LLC was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS was the designated nominee of the original Beneficiary under that certain Deed of Trust dated 03/06/2020, in the amount of \$182,500.00, and recorded in SKAMANIA County, Washington, under Auditor File # 2020-000590.

PTN SEC. 20, T3N, R10E, W.M.

Parcel ID # 03-10-20-3-4-0500-00

WHEREAS, the undersigned is the designated nominee of the present Beneficiary under said Deed of Trust and WHEREAS, the undersigned desires to substitute a new Trustee under Deed of Trust in place and stead of said original Trustee thereunder.

NOW, THEREFORE, the undersigned hereby substitutes NATIONWIDE TITLE CLEARING, LLC, a Washington limited liability company, as Trustee under said Deed of Trust.


Dated this 17th day of December in the year 2025  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

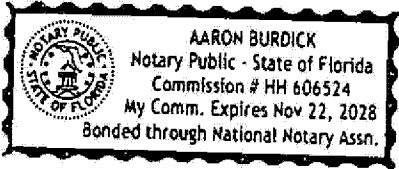
  
CECELIA MANSFIELD  
VICE PRESIDENT

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization on this 17th day of December in the year 2025, by Cecelia Mansfield as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

  
AARON BURDICK  
COMM EXPIRES: 11/22/2028



RPMLR 448292992 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN  
100392411205431722 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI  
48501-2026 DOCR T172512-12:21:56 [C-2] ERCNWA1



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