

149302

BOOK 245 PAGE 357

FILE
SK
SKAMANIA CO. TITLE

JUL 11 31 AM '03
CMAA

J. MICHAEL NELSON

AFTER RECORDING RETURN TO:

Riverview Community Bank
Attn: Loan Servicing Department
P.O. Box 1068
Camas, WA 98607-1068

PARTIAL RECONVEYANCE

GRANTOR: Dennis Wiebe and Judy Wiebe
TRUSTEE: RIVERVIEW SERVICES, INC.
BENEFICIARY: RIVERVIEW COMMUNITY BANK
RECORDED DATE: August 12, 2002
RECORDED NO: 145547
BOOK/PAGE: Pages 1-12 B227P 725
RECORDS OF: Skamania
PARCEL NO: 03-07-36-1-0-0500-00
LEGAL ABBR: Parcel II: NE 1/4 1/4 Sec 36 T3N R7E
DESCRIPTION: See Trust Deed

LOAN NO: 11-002487-7

RIVERVIEW SERVICES, INC., having received from the Beneficiary the request to reconvey a portion of the real property covered by the hereinabove referenced trust deed, does hereby reconvey without any warranty, express or implied, to the person or persons legally entitled thereto, all right, title and interest now held by the undersigned in and to the following described portion of the real property covered by the trust deed, to-wit: (See legal description attached hereto and incorporated herein by this reference.)

Dated: June 25, 2003

RIVERVIEW SERVICES INC.

By: Karen M. Nelson, Vice President

STATE OF WASHINGTON
COUNTY OF CLARK

The foregoing instrument was acknowledged before me this 25 day of June 2003, by Vice President Karen M. Nelson on behalf of RIVERVIEW SERVICES INC., a Washington Corporation.

JUDITH L. RIPLEY
STATE OF WASHINGTON
NOTARY — PUBLIC
My Commission Expires April 15, 2005

Judith L. Ripley
NOTARY PUBLIC for the State of WA
My Commission Expires: 4-15-05

EXHIBIT A

PARCEL II

A tract of land located in the Northeast Quarter of the Northeast Quarter of Section 36, Township 3 North, Range 7 East, of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Commencing at the Northeast corner of said Section 36; thence South $0^{\circ}40'20''$ West along the East section line of said Section 36, a distance of 1312.00 feet to the Southeast corner of said subdivision; thence North $89^{\circ}31'34''$ West along the South line of said subdivision, a distance of 1136.21 feet to a point that is marked by a yellow plastic survey marker imprinted "Bell Design 11873" set on a 5/8-inch diameter rebar and the True Point of Beginning; thence North $89^{\circ}31'34''$ West along the South line of said subdivision, a distance of 185.81 feet to the Southwest corner of said subdivision (also, the Southwest corner of that certain deed recorded in Book 151, Page 536 of Skamania County records on August 2, 1995) monumented with a yellow plastic survey marker imprinted "Bell Design 11873" set on a 5/8-inch diameter rebar; thence North $0^{\circ}30'08''$ East along the West line of said subdivision, a distance of 297.30 feet to a point on the South right of way line of a County road designated as Simmons Road, said point is monumented with a yellow plastic survey marker imprinted "Bell Design 11873" set on a 5/8-inch diameter rebar; thence Easterly a distance of 22.54 feet along said South right of way line which is a curve having a radius of 1935.00 feet and a central angle of $0^{\circ}40'03''$ and being subtended by a chord which bears North $73^{\circ}09'29''$ East, a distance of 22.54 feet to a Skamania County aluminum right of way marker; thence continuing along said South right of way line South $17^{\circ}15'52''$ East, a distance of 5.00 feet to a Skamania County right of way marker; thence continuing Easterly along said South right of way line a distance of 44.17 feet on a curve having a radius of 1940.00 feet and a central angle of $1^{\circ}18'16''$ and being subtended by a chord which bears North $72^{\circ}10'19''$ East a distance of 44.16 feet; thence continuing along said South right of way line North $71^{\circ}31'11''$ East, a distance of 96.15 feet to a point that is marked by a yellow plastic survey marker imprinted "Bell Design 11873" set on a 5/8-inch diameter rebar; thence South $4^{\circ}27'55''$ East, a distance of 345.63 feet to the True Point of Beginning.

Together with the East 20 feet of the following:

All that part of the Northwest Quarter of the Northeast Quarter of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, lying Easterly of the County road known and designated as the Kanaka Creek Road and Southerly of the County Road known and designated as the Simmons Road.