Skamania County, WA Total: \$203.50 Pgs=1 RECON

01/05/2023 03:57 PM RECONVEYANCE PROFESSIONALS INC.

2023-000033

Request of: eRecorded by: Simplifile

When Recorded Return To:

LINDA JENNINGS CITIZENS ONE HOME LOANS P.O. BOX 6260 **VAM 405** Glen Allen, VA 23058-9962

73110

Deed of Reconveyance

CITIZENS ONE HOME LOANS #:XXXXXX4879 "DENMAN" Lender ID:286/4029408731 Skamania, Washington MIN #: 100010311027265617 SIS #: 1-888-679-6377

WHEREAS RECONVEYANCE PROFESSIONALS, INC. is the present Trustee of record under the following described Deed of Trust:

Trustor: AMY L DENMAN, AN UNMARRIED WOMAN

Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR CITIZENS BANK, N.A., A NATIONAL BANKING ASSOCIATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS
Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR CITIZENS BANK, N.A., A NATIONAL BANKING ASSOCIATION, BENEFICIARY OF THE

SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS
Original Trustee: CHICAGO TITLE COMPANY OF WASHINGTON
Dated: 03/28/2022 Recorded: 04/11/2022 in Book/Reel/Liber: N/A Page/Folio: N/A as Instrument No.: 2022-000737 In the Records of the County Recorder of Skamania, State of Washington.

Legal: A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

LOT 1 OF THE DENMAN SHORT PLAT, RECORDED IN AUDITOR'S FILE NO. 2022000697, SKAMANIA COUNTY RECORDS.

Assessor's/Parcel No.: 02-05-35-0-0-1000-00

Property Address: 102 HELENS LANE, WASHOUGAL, WA 98671

AND WHEREAS, the above said Deed of Trust has been paid in full;

NOW THEREFORE, the present Trustee having received from the present nominee for the Beneficiary under said Deed of Trust and the obligations secured thereby a written request to reconvey by reason of the obligations secured by said Deed of Trust,

DOES HEREBY RECONVEY, without warranty, to the person or persons legally entitled thereto, the estate, title and interest now held by it under said Deed of Trust, describing the land therein as more fully described in said Deed of Trust.

By RECONVEYANCE PROFESSIONALS, INC. as Trustee On 12.28.22

JAMESIR/HOAGLAND, PRE

State of WASHINGTON) County of SNOHOMISH

On this December 28, 2022, before me, I certify that I know or have satisfactory evidence that James R Hoagland, the person(s) who appeared before me, and said person acknowledged that HE signed this instrument, on oath stated that he was authorized to execute this instrument and acknowledged that as PRESIDENT of RECONVEYANCE PROFESSIONALS, INC it as the free and voluntary act and deed of said individual for the purposes mentioned in the and that the seal affixed is the corporate seal of said individual. instrument

Notary Public State of Washington KRISTINA FALLER LICENSE # 35142 MY COMMISSION EXPIRES MARCH 9, 2026

WITNESS my hand and official seal,

Kiestina 2000e Notary Name: KRISTINA FALLER

Notary Public in and for the State of WASHINGTON

Notary Expires: 03/09/2026 #35142