



Skamania County, WA
Total: \$305.50 Pgs=3
RECON
Request of: COLUMBIA GORGE TITLE- SKAMANIA
eRecorded by: Simplifile

2024-000674
06/05/2024 08:39 AM

After recording return to:

Columbia Gorge Title
PO Box 277
Stevenson, WA 98648

R24-0009

DEED OF PARTIAL RECONVEYANCE

The undersigned as Trustee or Successor Trustee under that certain Deed of Trust described as follows:

Grantor: James Copenhaver and Mary Constance Copenhaver, husband and wife, and Daniel Copenhaver and Michaela Copenhaver, husband and wife, Trustee Columbia Gorge Title, Beneficiary, MANN Mortgage, LLC, Dated June 12, 2023 Recorded June 12, 2023 Auditor's Number: 2023000821, County of Skamania, State of Washington.

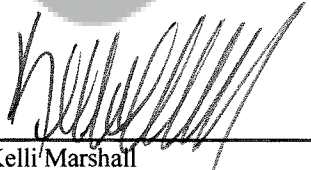
PROPERTY TO BE RELEASED

Ptn. Sec 36, T3N, R7E W.M.
Full Legal: See Exhibit 'A' Attached

Having received a written request from the Beneficiary under said Deed of Trust, reciting that the obligations secured by the Deed of Trust have not been satisfied, but the beneficiary requests the immediate partial reconveyance of the Deed of Trust, for the herein stated legal description, without surrender of the Promissory Note, the Trustee does hereby grant, bargain, sell and reconvey, unto the parties entitled thereto all right, title and interest which was heretofore acquired by said Trustee(s) under said Deed of Trust.

Date: June 4, 2024

Columbia Gorge Title, LLC

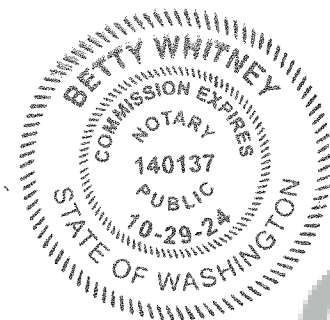


Kelli Marshall
Title Officer

STATE OF WASHINGTON)
) ss.
County of Skamania)

On this 4th day of June, 2024 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Kelli Marshall as Title Officer of Columbia Gorge Title, LLC, said limited liability company and acknowledged the said instrument to be his/her free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.



Betty Whitney
Notary Public in and for the State of Washington,
residing at: Skamania
My appointment expires 10-29-24.

EXHIBIT 'A'

A portion of that certain tract of land conveyed to James Copenhaver and Mary Constance Copenhaver, husband and wife, and Daniel Copenhaver and Michaela Copenhaver, husband and wife, in Statutory Warranty Deed, recorded June 12, 2023, as Auditor's File No. 2023000821, Skamania County Deed Records, located in the Northeast Quarter of the Southwest 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 Center of Section 36, being a Skamania County Brass Cap; thence South $00^{\circ} 01' 49''$ West, 750.00 feet, along the East line of the Southwest Quarter of said Section 36, to the Point of Beginning of the tract herein described; thence North $89^{\circ} 58' 11''$ West, 303.33 feet, perpendicular to last said line; thence North $00^{\circ} 08' 50''$ East, 60.25 feet; thence South $89^{\circ} 58' 11''$ East, 303.20 feet to a point on the East line of the Southwest Quarter of said Section 36; thence South $00^{\circ} 01' 49''$ West, 60.25 feet, along aforesaid East line, back to the Point of Beginning.