

Skamania County, WA  
Total: \$311.50 Pgs=9  
AGLS  
Request of: SERVICELINK EAST ESCROW  
eRecorded by: Simplifile

**2025-000733**

05/19/2025 08:05 AM

**RETURN DOCUMENT TO:**  
Service Link  
1355 Cherrington Parkway  
Moon Township, PA 15108

*Use dark black ink and print legibly. Documents not legible will be rejected per RCW 65.04.045 & 65.04.047*

**DOCUMENT TITLE(S):**

**RELEASE AGREEMENT**

**AUDITOR FILE NUMBER & VOL. & PG. NUMBERS OF DOCUMENT(S)  
BEING ASSIGNED OR RELEASED:**

**2019-002315**

Additional reference numbers can be found on page \_\_\_\_\_ of document.

**GRANTOR(S):**

**LAUREL NICHOLSON**

Additional grantor(s) can be found on page \_\_\_\_\_ of document.

**GRANTEE(S):**

**LLOYD NICHOLSON  
PENNYMAC LOAN SERVICES, LLC**

Additional grantee(s) can be found on page \_\_\_\_\_ of document.

**ABBREVIATED LEGAL DESCRIPTION: (Lot, block, plat name OR; qtr/qtr,  
section, township and range OR; unit, building and condo name.)**

**PTN SEC 27-4-7 W.M., LOTS 1&3 OF THE WALTER MORAT SHORT PLATS,  
BK/PG 266/3, SKAMANIA COUNTY, WA.**

Additional legal(s) can be found on page \_\_\_\_\_ of document.

**ASSESSOR'S 16-DIGIT PARCEL NUMBER:**

**04072700080100  
04072700080100**

Additional numbers can be found on page \_\_\_\_\_ of document.

The Auditor/Recorder will rely on the information provided on this form. The responsibility for the accuracy of the indexing information is that of the document preparer.

~~Return To:~~  
~~PennyMac Loan Services, I.I.C~~  
~~Attn: Qualified Assumptions~~  
~~6101 Condor Drive~~  
~~Moorpark, CA 93021~~

This document was prepared by: Roberto Velasco  
PennyMac Loan Services, LLC  
6101 Condor Drive  
Moorpark, CA 93021

[Space Above This Line For Recording Date]

2003191274  
Loan No: 8029787009

MIN No: 10001996232003592-4

#### RELEASE AGREEMENT

This Release Agreement ("Agreement") is made effective as of May 1, 2025 by and among Laurel Nicholson ("Released Party"), Lloyd Nicholson ("Retaining Borrower"), (collectively, Retaining Borrower and Released Borrower, shall be known as the "Borrowers"), and PennyMac Loan Services, I.I.C ("PennyMac").

#### RECITALS:

A. PennyMac is the holder of that certain Note the ("Note"), dated November 20, 2019 in the original principal amount of \$332,000.00 made by the Borrowers to MERS Inc. as nominee for Guild Mortgage Company ("Original Lender"), which Note evidences a loan ("Loan") made by Original Lender to the Borrowers. To secure the repayment of the Note, the Borrowers also executed and delivered a Mortgage/Deed of Trust (the "Security Instrument"), dated November 20, 2019 recorded on November 25, 2019 in Book N/A at Page N/A, Instrument / Case No. 2019-002315 in the official records of Skamania County, WA, having an address of 371 Martha Creek Rd, Carson, WA 98610 granting a lien on the property described in the Security Instrument (the "Property"). The Borrowers are liable for the payment and performance of all of Borrowers' obligations under the Note, the Security Instrument and all other documents executed in connection with the Loan, (collectively, the "Loan Documents"). Each of the Loan Documents has been duly assigned or endorsed to PennyMac. The current servicer of the Loan is PennyMac.

Lender: PennyMac Loan Services, LLC  
NMLS ID: 35953  
Loan Originator: Justin Syracuse  
NMLS ID: 1998260

B. The Borrowers acknowledge they are liable for the obligations under the Note and Security Instrument.

C. PennyMac has been asked to consent to the release of the Released Borrower's ownership interest in the Property to the Retaining Party (the "Transfer") and recognize the Retaining Borrower as the sole obligor of the obligations of the Borrowers, as well as a release of liability under the Note on the part of the Released Borrower.

D. PennyMac has agreed to consent subject to the terms and conditions stated below.

In consideration of the foregoing and the mutual covenants and promises set forth in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Borrowers and PennyMac agree as follows:

1. Retaining Borrower of Sole Liability for the Note. The Retaining Borrower accepts sole liability under the provisions of the Loan Documents.
2. Consent to Transfer. PennyMac hereby consents to the Transfer and acknowledges that the Retaining Borrower accepts all of the obligations of the Borrowers under the Loan Documents, subject to the terms and conditions set forth in this Agreement. PennyMac's consent to the Transfer is not intended to be and shall not be construed as a consent to any subsequent transfer which requires the Lender's consent pursuant to the terms of the Security Instrument.
3. Release of Released Borrower. PennyMac hereby releases Laurel Nicholson, the Released Borrower, from all of its obligations under the Loan Documents.
4. Real Property Records. The Borrowers are responsible for maintaining and updating the real property records of the County in which the Property is located to reflect the current ownership of the Property. The Borrowers acknowledge the failure to update real property records may result in the Released Borrower continuing to be identified as an owner or debtor in public records, which may have adverse consequences to the Released Borrower.

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5. Miscellaneous.

(a) This Agreement shall be construed according to and governed by the laws of the jurisdictions in which the Property is located without regard to its conflicts of law principles.

(b) If any provision of this Agreement is adjudicated to be invalid, illegal or unenforceable, in whole or in part, it will be deemed omitted to that extent and all other provisions of this Agreement will remain in full force and effect.

(c) No change or modification of this Agreement shall be valid unless the same is in writing and signed by all parties hereto. However, the signature of the Released borrower will no longer be necessary for any change or modification of the underlying Loan or Security Instrument.

(d) The captions contained in this Agreement are for convenience of reference only and in no event define, describe or limit the scope or intent of this Agreement or any of the provisions or terms hereof.

(e) This Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, legal representatives, successors and assigns.

(f) This Agreement may be executed in any number of counterparts with the same effect as if all parties hereto had signed the same document. All such counterparts shall be construed together and shall constitute one instrument, but in making proof hereof it shall only be necessary to produce one such counterpart.

(g) THIS WRITTEN AGREEMENT AND THE OTHER LOAN DOCUMENTS, AS AMENDED, REPRESENT THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS OR SUBSEQUENT ORAL AGREEMENTS. THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Lender: PennyMac Loan Services, LLC  
NMLS ID: 35953  
Loan Originator: Justin Syracuse  
NMLS ID: 1998260

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

**RETAINING BORROWER:**

Lloyd Nicholson (Signature)

Name: Lloyd Nicholson

Date: 5/1/25

STATE OF OREGON

COUNTY OF MULTNOMAH

Personally appeared before me, the undersigned authority in and for the said County and State, on this 1 day of May, 2025, within my jurisdiction, the within named

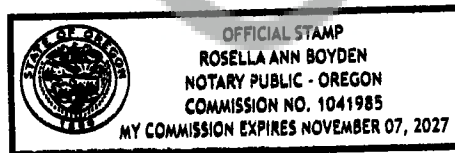
Lloyd Nicholson  
who acknowledged that he/she/they signed, delivered and executed the above and foregoing agreement.

SWORN AND SUBSCRIBED BEFORE ME, THIS THE 1 DAY OF May, 2025.

Rosella Ann Boyden

NOTARY PUBLIC

My Commission Expires: 11/7/2027



Lender: PennyMac Loan Services, LLC

NMLS ID: 35953

Loan Originator: Justin Syracuse

NMLS ID: 1998260

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

RELEASED PARTY:

Laurel Nicholson (Signature)

Name: Laurel Nicholson

Date: 5/1/2025

STATE OF Oregon  
COUNTY OF Washington

Personally appeared before me, the undersigned authority in and for the said County and State, on this 1st day of May, 2025, within my jurisdiction, the within named Laurel Nicholson

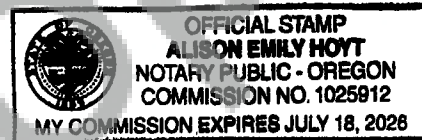
who acknowledged that he/she/they signed, delivered and executed the above and foregoing agreement.

SWORN AND SUBSCRIBED BEFORE ME, THIS THE 1st DAY OF May, 2025.

Alison Emily Hoyt

NOTARY PUBLIC

My Commission Expires: 07/18/2026



Lender: PennyMac Loan Services, LLC  
NMLS ID: 35953  
Loan Originator: Justin Syracuse  
NMLS ID: 1998260

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

PENNYMAC LOAN SERVICES, LLC

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

Name: **Tabitha Adamson**

**Vice President**

Title: \_\_\_\_\_

Date: **MAY 07 2025**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Personally appeared before me, the undersigned authority in and for the said County and State, on this \_\_\_\_\_ day of \_\_\_\_\_, 2025, within my jurisdiction, the within named

\_\_\_\_\_, who acknowledged that he/she/they signed, delivered and executed the above and foregoing agreement.

SWORN AND SUBSCRIBED BEFORE ME, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

Lender: PennyMac Loan Services, LLC

NMLS ID: 35953

Loan Originator: Justin Syracuse

NMLS ID: 1998260

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Ventura

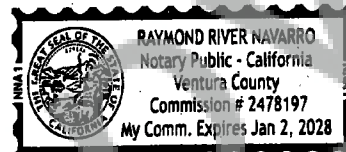
On 5/07/2025 before me, Raymond River Navarro , Notary Public  
(insert name and title of the officer)

personally appeared Tabitha Adamson  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument 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 instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)





## LEGAL DESCRIPTION

### Exhibit A LEGAL DESCRIPTION

The following described property:

A PARCEL OF LAND WITHIN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: LOTS 1 AND 3 OF THE WALTER MORAT SHORT PLAT, AS SHOWN ON THE MAP THEREOF RECORDED AT PAGE 266, BOOK 3 OF SHORT PLATS, RECORDS OF SKAMANIA COUNTY, EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 3 OF THE WALTER MORAT SHORT PLAT AS RECORDED AT PAGE 266, BOOK 3 OF SHORT PLATS, RECORDS OF SKAMANIA COUNTY, THENCE SOUTH 89 DEGREES 58 MINUTES 57 SECONDS WEST, 328.40 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 01 DEGREES 01 MINUTES 07 SECONDS WEST, 173.22 FEET TO A POINT IN THE CENTER OF MARTHA CREEK ROAD; THENCE NORTH 89 DEGREES 58 MINUTES 57 SECONDS EAST, 74.47 FEET, THENCE NORTH 40 DEGREES 52 MINUTES 19 SECONDS EAST, 223.04 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 57 SECONDS EAST, 105.35 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3; THENCE SOUTH 00 DEGREES 57 MINUTES 20 SECONDS EAST, 341.85 FEET ALONG SAID LINE TO THE POINT OF BEGINNING. FURTHER EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS: THAT PORTION OF LOT 1 OF THE WALTER MORAT SHORT PLAT RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 266, RECORDS OF SKAMANIA COUNTY, WASHINGTON THAT LIES NORTHERLY OF THE NORTHERLY RIGHT OF WAY LINE OF SUMMER ROAD, LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON.

ABBREVIATED LEGAL: PTN SEC 27-4-7 W.M., LOTS 1&3 OF THE WALTER MORAT SHORT PLATS, BK/PG 266/3, SKAMANIA COUNTY, WA.

Assessor's Parcel No: 04072700080100

Commonly known as: 371 Martha Creek Rd, Carson, WA 98610

Lender: PennyMac Loan Services, LLC

NMLS ID: 35953

Loan Originator: Justin Syracuse

NMLS ID: 1998260