

Skamania County, WA
Total: \$305.50 Pgs=3
RECON
Request of: COVIANCE, INC.
eRecorded by: Simplifile

2025-001682

10/23/2025 05:14 PM

After recording return to:

iQ Credit Union

PO Box 139

Vancouver, WA 98668

File No. 2207392143

Tax ID No.: 01051000030100

Abbreviated Legal: THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, THE STATE OF WASHINGTON

Property Address: 301 Canyon Creek Road, Washougal, WA 98671

FULL RECONVEYANCE

The undersigned **CLARK FINANCIAL SERVICES, INC.**, as Trustee under that certain Deed of Trust dated 07/09/2021, in which **MATTHEW J. WAGNER and ALISHA J. WAGNER, husband and wife**, is Grantor and **IQ CREDIT UNION** is Beneficiary, recorded on 07/14/2021 as Auditor's File No. 2021-002458, of the Official Records of Skamania County, Washington, having received from the Beneficiary under said Deed of Trust a written request to reconvey, reciting that the obligations secured by the Deed of Trust has been fully satisfied, does hereby reconvey, without warranty, to the person(s) entitled thereto all of the right, title and interest now held by said Trustee in and to the property described in said Deed of Trust, situated in Skamania County, Washington, as follows:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, THE STATE OF WASHINGTON. EXCEPTING THEREFROM THE FOLLOWING: A. THAT PORTION THEREOF LYING EASTERLY OF THE COUNTY ROAD DESIGNATED AS STATE HIGHWAY NO. 8 ON JUNE 17, 1919, AS CONVEYED TO ALECK MARTELLI BY DEED RECORDED AT PAGE 336 OF BOOK 'R' OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON. B. THAT PORTION THEREOF LYING WESTERLY OF THAT CERTAIN COUNTY ROAD KNOWN AND DESIGNATED AS CAPE HORN CUTOFF ROAD. C. THAT PORTION CONVEYED TO KEITH D. JOHNSON AND WANELL JOHNSON, HUSBAND AND WIFE IN BOOK 77 OF DEEDS, PAGE 716, SKAMANIA COUNTY DEED RECORDS, D. THAT PORTION CONVEYED TO SKAMANIA COUNTY RECORDED IN BOOK 57, PAGE 291 SKAMANIA COUNTY DEED RECORDS, E. EXCEPT THAT PORTION LYING WITHIN SR 140.

Tax ID Number: 01051000030100

Property address: 301 Canyon Creek Road, Washougal, WA 98671

Unofficial
Copy

Dated: 10-9-2025

Trustee:

CLARK FINANCIAL SERVICES, INC.

By: Huyen Nguyen
Print Name: Huyen Nguyen
Title: Member Support

STATE OF Washington
COUNTY OF Clack

I certify that I know or have satisfactory evidence that Huyen Nguyen (is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument, under oath stating that (he/she/they) (is/are) authorized to execute the instrument and acknowledged it as the Member Support of **CLARK FINANCIAL SERVICES, INC.**, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: Oct. 9, 2025

Notary Signature Sherri L Smith

Print Name: Sherri L Smith

Notary Public in and for the State of Washington

Residing at: Vancouver

My appointment expires: Aug. 10, 2026

