

Return Address:

Larson Griffie & Pickett PLLC
105 North 3rd Street
Yakima, WA 98901

Skamania County, WA	2025-001880
Total: \$304.50 Pgs=2	11/24/2025 07:48 AM
RECON	
Request of: LARSON GRIFFIE & PICKETT PLLC	
eRecorded by: Simplifile	

FULL RECONVEYANCE

Reference No.: AFN 2019-002437

Grantor(s): (1) POWELL-CHRISTENSEN, INC. dba R.E. POWELL DISTRIBUTING CO.
nka CHRISTENSEN, INC.
(2) LBP SERVICES LLC (Trustee)

Grantee(s): (1) O & B SINGH, INC.

Legal Description:

A tract of land in Section 1, Township 2 North, Range 7 East of the Willamette Meridian,
in the County of Skamania, State of Washington, described as follows:
Lot 1 of the GARY COLLINS Short Plat recorded in Auditor File No. 2007164796,
Skamania County Records.

Assessor's Tax Parcel No.: 02070110150000.


The undersigned as Trustee under that certain Deed of Trust dated December 10, 2019,
in which O & B SINGH, INC., a Washington corporation, is Grantor, and POWELL-CHRISTENSEN,
INC. dba R.E. POWELL DISTRIBUTING CO. nka CHRISTENSEN, INC., a Washington corporation, is
Beneficiary, recorded on December 10, 2019, as Auditor's File No. 2019-002437, 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.

Dated this 11th day of August, 2025.

TRUSTEE:


LBP Services LLC
nka LGP Services LLC

By 
Paul M. Larson, Agent

STATE OF WASHINGTON)
) ss.
COUNTY OF YAKIMA)

This record was acknowledged before me on August 11, 2025, by Paul M. Larson, an Agent of LBP Services LLC nka LGP Services LLC.

NOTARY PUBLIC
STATE OF WASHINGTON
TAMMY MARIE DAY
MY COMMISSION EXPIRES
MARCH 10, 2028
COMMISSION # 37839


Signature of Notary Public
My commission expires: 3-10-28