

Skamania County, WA
Total: \$304.50 Pgs=2
RECON
Request of: COVANCE, INC.
eRecorded by: Simplifile

2026-000011
01/05/2026 02:35 PM

After recording return to:
iQ Credit Union
PO Box 139
Vancouver, WA 98668
File No. 2207427445

Tax ID No.: 02072100100900
Abbreviated Legal: LOT 7 ARIA OAKS SD BK BPG 114 F# 2004152667
Property Address: 3 Shady Oaks Lane, North Bonneville, WA 98639

FULL RECONVEYANCE

The undersigned **CLARK FINANCIAL SERVICES, INC.**, as Trustee under that certain Deed of Trust dated 05/06/2024 in which **STEVEN DONALD PICKERING, an unmarried person**, is Grantor and **iQ CREDIT UNION**, is Beneficiary, recorded on 05/13/2024 as Auditor's File No. 2024-000557 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:

LOT 7 OF ARIA OAKS, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED IN BOOK B OF PLATS, PAGE 114 IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

Tax ID No.: 02072100100900
Property Address: 3 Shady Oaks Lane, North Bonneville, WA 98639

Dated: 01-05-2026

Trustee:

CLARK FINANCIAL SERVICES, INC.

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

STATE OF Washington
COUNTY OF Clark

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: Jan. 5, 2026

Notary Signature

Print Name: Sherri L. Smith

Notary Public in and for the State of Washington

Residing at: Vancouver, WA

My appointment expires: Aug. 10, 2026

NOTARY PUBLIC
STATE OF WASHINGTON
SHERRI L SMITH
MY COMMISSION EXPIRES
AUGUST 10, 2026
COMMISSION # 40601