

Skamania County, WA

Total: \$304.50 Pgs=2

RECON

Request of: COVIANCE, INC.

eRecorded by: Simplifile

2026-000065

01/12/2026 04:25 PM

After recording return to:

iQ Credit Union

PO Box 1739

Vancouver, WA 98668

File No. 2207430489

Tax ID No.: 02-05-34-0-0-0809-06

Property Address: 1061 Mabee Mines Road, Washougal, WA 98671

FULL RECONVEYANCE

The undersigned **Clark Financial Services, Inc.**, as Trustee under that certain Deed of Trust dated 03/17/2022 in which **CHRISTOPHER CALIFF AND JOHANNA CALIFF, husband and wife** is Grantor and IQ CREDIT UNION, is Beneficiary, recorded on 03/23/2022 as Auditor's Instrument No. 2022-000581 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 FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, TO-WIT:

A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD AT THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 34; THENCE SOUTH 02 DEGREES 12 MINUTES 11 SECONDS WEST ALONG THE EAST LINE THEREOF 442.53 FEET; THENCE SOUTH 53 DEGREES 00 MINUTES 00 SECONDS WEST, 998.18 FEET TO A 1/2 INCH IRON ROD ON THE EAST RIGHT-OF-WAY LINE ALONG THE ARC OF A 270 FOOT RADIUS CURVE TO THE RIGHT (THE INCOMING TANGENT OF WHICH IS NORTH 08 DEGREES 20 MINUTES 10 SECONDS WEST) FOR AN ARC DISTANCE OF 116.24 FEET; THENCE NORTH 16 DEGREES 20 MINUTES 00 SECONDS EAST, 52.24 FEET THENCE ALONG THE ARC OF A 230 RADIUS CURVE TO THE LEFT FOR AN ARC DISTANCE OF 82.20 FEET THENCE NORTH 04 DEGREES 10 MINUTES 00 SECONDS WEST, 29.16 FEET; THENCE ALONG THE ARC OF A 230 FOOT RADIUS CURVE TO THE LEFT FOR AN ARC DISTANCE OF 57.74 FEET; THENCE NORTH 18 DEGREES 30 MINUTES 00 SECONDS

WEST 17.59 FEET; THENCE ALONG THE ARC OF 105 FOOT RADIUS CURVE TO THE LEFT FOR AN ARC DISTANCE OFF 70.16 FEET TO A 1/2 INCH IRON ROD; THENCE NORTH 38 DEGREES 40 MINUTES 00 SECONDS EAST, 812.52 FEET TO THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 28 MINUTES 21 SECONDS EAST, 325.92 FEET TO THE POINT OF BEGINNING. ALSO BEING LOT 13 OF AMENDED SURVEY UNDER AUDITORS FILE NO. 90965 IN BOOK 1 OF SURVEYS AT PAGE 244-7 AMENDING SURVEY UNDER AUDITORS FILE NO. 86503, RECORDS OF SKAMANIA COUNTY, STATE OF WASHINGTON. ABBREVIATED LEGAL DESCRIPTION: PTN S1/2 OF SW Q SEC 34, T2N, R5E, SKAMANIA. SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

Tax ID No.: 02-05-34-0-0-0809-06
Property Address: 1061 Mabee Mines Road, Washougal, WA 98671

Dated: 01-12-2026

Trustee: **Clark Financial Services, Inc.**

By: [Signature]

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. 12, 2026

[Signature]
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

