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Jefferson County
Jacqueline C Shadle, Clerk
Instrument 202500007948
06/27/2025 @ 11:04:13 AM
PARTIAL RELEASE
Book 375 @ Page 740
Pages Recorded 4
Recording Cost \$ 12.00

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PARTIAL RELEASE OF DEED OF TRUST

MACQUARIE CAPITAL FUNDING LLC, AS COLLATERAL AGENT, does hereby release that certain *Deed of Trust* dated December 14, 2021, to Evans L. King and Randall C. Light, Trustees in favor of **MACQUARIE CAPITAL FUNDING LLC** from AMERICAN PUBLIC UNIVERSITY SYSTEM, INC., a West Virginia limited liability company, Grantor(s), recorded in the Land Records of Jefferson County, West Virginia in **DEED OF TRUST BOOK 2435, AT PAGE 128**, but inasmuch as and only inasmuch as said Deed of Trust applies to the following described real property:

SEE ATTACHED EXHIBIT A - LEGAL DESCRIPTION

Signature and Notary pages follow.

IN WITNESS WHEREOF, the Mortgagee, by its duly elected officer(s) and pursuant to proper authority of its board of directors has duly executed, acknowledged and delivered this instrument as of the day and year first above written.

BENEFICIARY:

MACQUARIE CAPITAL FUNDING LLC, as
Collateral Agent

By: _____

Name: Tobias Bachteler
Title: Authorized Signatory

By: _____

Name: Andrew Underwood
Title: Authorized Signatory

STATE OF NEW YORK

COUNTY OF YORK, to wit:

Before me, Dakarai Mills, on this day personally appeared
Tobias Bachteler, known to me to be the person whose name is
subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as
the act of Macquarie Capital Funding LLC, a Delaware limited liability company, as its
Authorized Signatory, for the purposes and consideration therein expressed.

Given under my hand this 24 day of June, 2025.

Notary Public Signature:

 (seal)

Dakarai J Mills
Notary Public, State of New York
Reg. No. 01M16384556
Qualified in New York County
Commission Expires 12/17/2026

STATE OF NEW YORK

COUNTY OF YORK, to wit:

Before me, Dakarai Mills, on this day personally appeared
Andrew Underwood, known to me to be the person whose name is
subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as
the act of Macquarie Capital Funding LLC, a Delaware limited liability company, as its
Authorized Signatory, for the purposes and consideration therein expressed.

Given under my hand this 24 day of June, 2025.

Notary Public Signature:

 (seal)

Dakarai J Mills
Notary Public, State of New York
Reg. No. 01M16384556
Qualified in New York County
Commission Expires 12/17/2026

EXHIBIT A – LEGAL DESCRIPTION

393 North Lawrence Street, Charles Town, WV

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE PARTLY IN THE RANSON CORPORATION DISTRICT AND PARTLY IN CHARLES TOWN CORPORATION DISTRICT, JEFFERSON COUNTY, WEST VIRGINIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1:

BEGINNING AT (246) A P-K NAIL (IN BLOCK WALL) FOUND, CORNER TO 111 WEST CONGRESS, LLC (D.B. 1066 P. 247) AND IN THE NORTHERN RIGHT-OF-WAY LIMITS OF THE WINCHESTER AND POTOMAC RAILROAD COMPANY; THENCE WITH SAID RAILROAD COMPANY, NORTH 77°10'48" WEST 221.87-FEET TO (245) A MAG NAIL (IN BLOCK WALL) FOUND, IN THE EASTERN RIGHT-OF-WAY LIMITS OF BUCHANAN STREET A 60' R/W; THENCE WITH SAID BUCHANAN STREET, NORTH 5°16'10" EAST PASSING (244) A 5/8-INCH REBAR (DEWBERRY) FOUND, AT 190.48-FEET, IN ALL 319.58-FEET TO (431) A DRILL HOLE, SET, IN THE SOUTHERN RIGHT-OF-WAY LIMITS OF 2ND AVENUE, R/W WIDTH VARIES; THENCE WITH SAID 2ND AVENUE, NORTH 73°37'49" EAST 282.65-FEET TO (255) A POINT, CORNER TO NORTHERN VIRGINIA POWER CO. (D.B. 184 P. 117); THENCE WITH SAID NORTHERN VIRGINIA POWER CO. FOR THE NEXT TWO LINES, SOUTH 16°17'26" EAST PASSING (89) A 1-1/4" IRON PIPE WITH BRONZE DISK, FOUND AT 1.77-FEET, IN ALL 152.25- FEET TO (254) A 5/8" REBAR (DEWBERRY) FOUND; THENCE, NORTH 73°37'49" EAST 25.35- FEET TO (253) A 5/8" REBAR (NO CAP) FOUND, CORNER TO MCKINNEY (D.B. 958 P. 27); THENCE WITH SAID MCKINNEY, SOUTH 26°52'52" WEST 164.30-FEET TO (250) A RAILROAD SPIKE, FOUND, IN THE WESTERN RIGHT-OF-WAY LIMITS OF OLD BRIDGE ROAD; THENCE WITH SAID OLD BRIDGE ROAD FOR THE NEXT TWO LINES, SOUTH 27°34'45" WEST 51.64- FEET TO (249) A 5/8" REBAR (DEWBERRY) CAP, FOUND; THENCE, SOUTH 36°08'59" WEST 41.00- FEET TO (248) A 5/8" REBAR (DEWBERRY) CAP, FOUND, CORNER TO SAID 111 WEST CONGRESS, LLC; THENCE WITH SAID 111 WEST CONGRESS, LLC FOR THE NEXT TWO LINES, SOUTH 29°08'59" WEST 52.00- FEET TO (247) A 5/8" REBAR (DEWBERRY) CAP, FOUND; THENCE, SOUTH 5°23'59" WEST 37.46- FEET TO THE PLACE OF BEGINNING, CONTAINING 2.5224 ACRES, MORE OR LESS, AS SHOWN UPON THAT CERTAIN PLAT OF SURVEY PREPARED BY APPALACHIAN SURVEYS, PLLC, DATED 29 SEPTEMBER 2010, AND RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF JEFFERSON COUNTY, WEST VIRGINIA, IN PLAT BOOK 25, PAGE 259.

BEING THE SAME REAL ESTATE CONVEYED ON THE 3RD DAY OF NOVEMBER, 2010, TO AMERICAN PUBLIC UNIVERSITY SYSTEM, INC. OF RECORD IN DEED BOOK 1086, PAGE 450.