

CONRAD LUTTRELL LLP  
158 CRIMSON CIRCLE  
MARTINSBURG WV 25403-6609

Jefferson County  
Jacqueline C Shadle, Clerk  
Instrument 202500007947  
06/27/2025 @ 11:04:12 AM  
RELEASE  
Book 375 @ Page 734  
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Prepared by:

Edward Peck, Esq.  
Davis Polk & Wardwell  
450 Lexington Avenue  
New York, NY 10017

After recordation return to:

Conrad Luttrell LLP  
158 Crimson Circle  
Martinsburg, WV 25403

**Release of Deed of Trust**

**WHEREAS: MACQUARIE CAPITAL FUNDING LLC**, as Collateral Agent (the “**Beneficiary**”), having an address at 225 W. Washington Street, 9<sup>th</sup> Floor, Chicago, IL 60606 is the owner/holder of that certain Credit Line Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing executed by **111 WEST CONGRESS, L.L.C.**, a West Virginia limited liability company (“**Grantor**”), having an address at 111 W. Congress Street, Charles Town, WV 25414, to **EVANS L. KING AND RANDALL C. LIGHT**, residents of Harrison County, West Virginia (the “**Trustee**”), having an address at 400 White Oaks Boulevard, Bridgeport, WV 263340, for the benefit of Beneficiary, dated January 5, 2022 and recorded in Jefferson County recorder of Deeds of West Virginia, on January 7, 2022, in Book 2437, Page 504 (the “**Deed of Trust**”);

**WHEREAS:** The indebtedness secured by the Deed of Trust has been fully paid and discharged;


Now therefore, the Beneficiary and Trustee does hereby remise, release, quitclaim, grant and convey without warranty unto the owner, the Deed of Trust described above, the Deed of Trust having been paid, canceled, satisfied in full and of no further force and effect, releases the real property (which property is more fully described in Exhibit A attached hereto and made a part hereof) secured by the Deed of Trust from the lien and effect of the Deed of Trust and further directs that the Deed of Trust be forever discharged and expunged from the public recorder of Deeds of Jefferson County, West Virginia.

**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

Description of the Land

Real property in the City of Charles Town, County of Jefferson, State of West Virginia,  
described as follows:

PARCEL ONE:

ALL THAT CERTAIN LOT OR PARCEL OF LAND, WITH ITS IMPROVEMENTS AND  
APPURTENANCES, SITUATE IN THE CITY OF CHARLES TOWN, JEFFERSON  
COUNTY, WEST VIRGINIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERN LIMIT OF THE  
WINCHESTER POTOMAC RAILROAD COMPANY AND THE WESTERN LIMIT OF  
NORTH GEORGE STREET THE POINT BEING SHOWN ON THE "SITE PLAN OF  
GATEWAY CENTER", DATED JUNE 2007 WHICH IS PREPARED BY DEWBERRY AS  
POINT 226, THENCE WITH THE NORTHERN LIMIT OF WINCHESTER POTOMAC  
RAILROAD COMPANY INITIALLY THAT HAS A CURVE WITH A LENGTH OF 212.44,  
A RADIUS OF 1412.39, A TANGENT OF 106.42, A CHORD BEARING NORTHWEST 85-  
59-04, A CHORD LENGTH OF 212.24 AND A DELTA OF 8-37-05 TO POINT 230, THENCE  
NORTHWEST 81-40-31 155.57' TO POINT 239 SITUATE IN THE EASTERN BOUNDARY  
LINE OF WPM PROP, LLC, THENCE LEAVING THE WINCHESTER POTOMAC  
RAILROAD COMPANY AND WITH WPM, NORTHEAST 01-00-00-37.46' TO POINT 202,  
THENCE NORTHEAST 24-45-00 52' TO POINT 203, THENCE LEAVING WPM  
NORTHEAST 69-35-34 52.51', TO POINT 335, THENCE NORTHEAST 42- 11-1139.63' TO  
POINT (UNDESIGNATED), THENCE NORTHEAST 55-56-11 29.50' TO THE COMMON  
BOUNDARY WITH GROVE TO A POINT (UNDESIGNATED), THENCE WITH GROVE  
SOUTHEAST 13-42-42 36.33' TO POINT 356, THENCE NORTHEAST 69-35-34 117.41' TO  
POINT 1004, THENCE NORTHWEST 20-24-26 1.00' TO POINT 1005, THENCE  
NORTHEAST 69-35-34 49.59' TO THE WESTERN LIMIT OF NORTH GEORGE STREET

Exhibit A-1

BEING POINT 1006, THENCE WITH NORTH GEORGE STREET SOUTHEAST 20-24-26  
224.20' TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO 111 WEST CONGRESS BY DEED  
DATED JUNE 29TH, 2009 AND RECORDED IN THE OFFICE OF THE CLERK OF THE  
COUNTY COMMISSION OF JEFFERSON COUNTY, WEST VIRGINIA, IN DEED BOOK  
1066, PAGE 247.