

FILED FOR RECORD AT REQUEST OF:

WHEN RECORDED RETURN TO:
ABEYTA & ASSOCIATES
1001 Fourth Avenue Plaza, Suite 3200,
Seattle, WA 98154



200211130110

Skagit County Auditor

11/13/2002 Page 1 of 3 11:48AM

RECEIVED

APR 16 2002

T-77037
LAND TITLE COMPANY OF SKAGIT COUNTY

PARTIAL RECONVEYANCE

IN THE MATTER OF: Project Name: Commercial Street Improvement
Project No.: 95017.02
Parcel No.: P53856
Section/Township/Range: 17NW 34N 04E
Tax Parcel No.: 3746-000-011-0000

The undersigned TRUSTEE, under that certain Deed of Trust dated, in which **MOUNT VERNON CENTER ASSOCIATES, a Washington General Partnership** is GRANTOR, and **CASCADE BANK** as BENEFICIARY, recorded on under Auditor's File No. 9812040030, official records of Skagit County, Washington, having received from the BENEFICIARY under said Deed of Trust a written request to reconvey a portion of the real property described in said Deed of Trust, which request was approved by said GRANTOR (S), does hereby reconvey, without warranty, to that person entitled thereto all of the right, title and interest now held by said TRUSTEE in and to that portion of the real property described in said Deed of Trust, situated in Skagit County, Washington, as follows:

FEE TITLE

THAT PORTION OF THAT PARCEL AS DESCRIBED IN PARCEL "A"

Beginning At The Northeast Corner Of Said Described Property;
THENCE, Southerly A Distance Of 36.74 Feet Along The East Property Line;
THENCE Northwesterly A Distance Of 25.10 Feet To A Point Which Is 19 Feet Southerly Of
The North Property Line As Measured Along A Line Which Is Perpendicular To Said North
Property Line;
THENCE, Westerly Parallel To The North Property Line To A Point On The West Property Line;
Which Is 19 Feet Southerly Of The North Property Line As Measured Along A Line Which Is
Perpendicular To Said North Property Line;
THENCE, Northerly Along The West Property Line To The Northwest Property Corner;
THENCE, Easterly Along The North Property Line To The Point Of Beginning.
All Situate In The County Of Skagit, State Of Washington.
Containing An Area Of 7,962 Square Feet

TOGETHER WITH SLOPE EASEMENT

THAT PORTION OF THAT PARCEL AS DESCRIBED IN PARCEL "A"

Beginning At The Northeast Corner Of Said Described Property;
Thence, Southerly A Distance Of 36.74 Feet Along The East Property Line; Thence,
Northwesterly A Distance Of 25.10 Feet To A Point Which Is 19 Feet Southerly Of The North
Property Line As Measured Along A Line Which Is Perpendicular To Said North Property Line;
Thence, Westerly Parallel To The North Property Line A Distance Of 4.38 Feet To The True
Point Of Beginning;
Thence, Southerly Perpendicular To The North Property Line A Distance Of 11 Feet;
Thence, Westerly Parallel To The North Property Line To A Point On The West Property Line
Which Is 11 Feet Southerly Of The North Property Line As Measured Along A Line Which Is
Perpendicular To Said North Property Line;
Thence, Northerly Along The West Property Line To The Northwest Property Corner;
Thence, Easterly Parallel To The North Property Line To The True Point Of Beginning.
Containing An Area Of 4,277 Square Feet.

PARCEL "A"

All Those Portions Of The "PLAT OF MOUNT VERNON ACREAGE, SKAGIT COUNTY, WASH.",
As Per Plat Recorded In Volume 3 Of Plats, Page 102, Records Of Skagit County, Washington,
Described As Follows:

Tracts 5 And 6, EXCEPT The West 256.41 Feet Thereof, Tract 7, EXCEPT The West 179 Feet
Thereof, All Of Tract 8, Tract 9, EXCEPT The West 268 Feet Of The North 29.5 Feet Thereof,
And EXCEPT The West 245 Feet Of The South 100 Feet Thereof; Tract 10, EXCEPT The West
245 Feet Thereof, And All Of Tract 11, EXCEPT The South 10 Feet Of The East 285 Feet Of Lot
10 And The South 10 Feet Of Lot 11 As Conveyed To The City Of Mount Vernon By Deed
Recorded November 3, 1977, Under Auditor's File No. 867949.

Together With The Westerly 10 Feet Of That Portion Of The Abandoned Puget Sound & Cascade
Railway Company Right Of Way In The Southwest ¼ Of The Northwest ¼ Of Section 17,
Township 34 North, Range 4 East, W.M., Lying Between The Easterly Extension Of The North
Line Of Tract 5 And The South Line Of Tract 11 Of Said "PLAT OF MOUNT VERNON
ACREAGE, SKAGIT COUNTY, WASH.", As Per Plat Recorded In Volume 3 Of Plats, Page
102, Records Of Skagit County, Washington, EXCEPT The South 10 Feet Thereof As Conveyed
To The State Of Washington For State Secondary Highway 1-G By Instrument Dated March 20,
1951 And Recorded May 4, 1951, Under Auditor's File No. 460430.

Situate In The County Of Skagit, State Of Washington.

APPROVED BY TRUSTEE AND DATED this 15th day of April, 2002.

By: C. Peell Coopers
Name

Title: ATTORNEY - Anderson Hunter Law Firm

Partial Reconveyance
Project Name: Commerical Street Improver
Project Number: P53856

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Skagit County Auditor

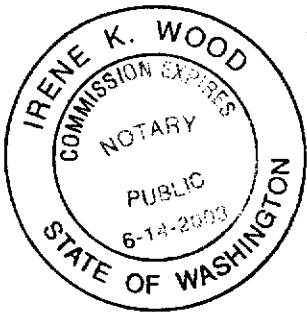
STATE OF WASHINGTON

County of Snohomish

}
} SS.
}

I certify that I know or have satisfactory evidence that G. Paul Carpenter is ~~are~~ the person ~~(s)~~ who appeared before me, and said person ~~(s)~~ acknowledged that he ~~she/they~~ signed this instrument, on oath stated that he is ~~she is/they are~~ authorized to execute the instrument and acknowledged it as the Trustee ~~of~~ _____ to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED: 4/15/02



Irene K Wood
Name (typed or printed)

NOTARY PUBLIC in and for the State of Washington

Residing at Snohomish

My appointment expires: 6/14/03



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Skagit County Auditor