



200402060004

Skagit County Auditor

2/6/2004 Page 1 of 2 8:34AM

WHEN RECORDED RETURN TO

Name Skagit State Bank
P.O. Box 285
Address Burlington Wa 98233
City, State, Zip



Land Title Company

FILED FOR RECORD AT REQUEST OF

LAND TITLE COMPANY

Partial Reconveyance

107032-PE

The undersigned as trustee under that certain Deed of Trust dated January 4 1993 in which JERRY WALTON AND FLORENCE WALTON, h/w and MICHAEL PEGRAM AS HIS SEPARATE PROPERTY is grantor and SKAGIT STATE BANK is beneficiary, recorded on January 22 1993 as Auditor's File No. 9301220010 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, does hereby reconvey, without warranty, to the person(s) entitled thereto, the right, title and interest now held by said trustee in and to the portion of the real property described in said Deed of Trust, situated in Skagit County, Washington, as follows:

Lot 19 and Ptn Lot 20 Burlington Hill Business Park Phase II Binding Site Plan

See Attached Legal Description

P117840 P112922

LAND TITLE COMPANY OF SKAGIT COUNTY

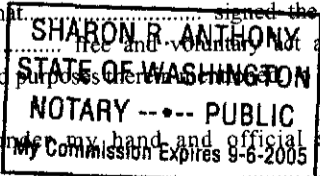
Dated February 5 2004

By Bill Ronhaar MANAGER

STATE OF WASHINGTON } ss. COUNTY OF

STATE OF WASHINGTON } ss. COUNTY OF Skagit

On this day personally appeared before me to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that SHARON R. ANTHONY signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned. GIVEN under my hand and official seal this day of



Notary Public in and for the State of Washington, residing at My appointment expires:

On this 5th day of February 2004 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Bill Ronhaar to me known to be the authorized signatory of LAND TITLE COMPANY, the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.

Sharon R. Anthony

SHARON R. ANTHONY Notary Public in and for the State of Washington, residing at MOUNT VERNON My appointment expires: 9-6-2005

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 19, "AMENDED PLAT OF LOTS 19,21,23 AND 26, AND OF TRACT "A", BURLINGTON HILL BUSINESS PARK PHASE II BINDING SITE PLAN," recorded September 15, 2000, under Auditor's File No. 200009150127, records of Skagit County, Washington; and being a portion of the South ½ of Section 29, Township 35 North, Range 4 East, W.M.

TOGETHER WITH that portion of Lot 20, "BURLINGTON HILL BUSINESS PARK PHASE II BINDING SITE PLAN", approved October 15, 1997, recorded October 29, 1997 in Volume 13 of Short Plats, pages 53 to 56, inclusive, under Auditor's File No. 9710290033 and being a portion of the Southwest ¼ of Section 29, Township 35 North, Range 4 East, W.M. and a portion of the Northwest ¼ of Section 32, Township 35 North, Range 4 East, W.M., lying Westerly of the Southerly extension of the Easterly line of Park Lane, as shown of the face of said binding site plan.

EXCEPTING THEREFROM the East 30 feet of the North 150 feet thereof.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across the East 30 feet of the North 150 feet of that portion of said Lot 20 lying Westerly of the Southerly extension of the Easterly line of Park Lane, as shown on the face of said binding site plan.

Situate in the City of Burlington, County of Skagit, State of Washington.

P 117840

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Skagit County Auditor

UNOFFICIAL DOCUMENT