



200410250238

Skagit County Auditor

10/25/2004 Page 1 of 2 3:58PM

Name: RICHARD LEMMON

Address: 307 South 1st Street

PARTIAL RECONVEYANCE

R040528

Ref #: 00068786

Tax Number: 340419-4-158-0005

AF Number: 200205090247

Grantor: FIRST AMERICAN TITLE INSURANCE COMPANY

Grantee: JAMES B. KOETJE & CATHY L. KOETJE, h/w, RICHARD LEMMON, ahse AND KENNETH DAHLSTEDT & FLORENCE M. DAHLSTEDT, h/w

The Undersigned as trustee under that certain Deed of trust which is identified below, having received from the beneficiary under said Deed of Trust a written request to reconvey a portion of the real property which is described therein, 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 recorded in Skagit County Washington, as follows:

AS PER LEGAL DESCRIPTION ATTACHED HERETO

Grantor: JAMES B. KOETJE & CATHY L. KOETJE, h/w, RICHARD LEMMON, ahse AND KENNETH DAHLSTEDT & FLORENCE M. DAHLSTEDT, h/w

Beneficiary: WHIDBEY ISLAND BANK

Trustee: FIRST AMERICAN TITLE INSURANCE COMPANY

Dated: May 02, 2002

Recorded: May 09, 2002

AF Number: 200205090247

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FIRST AMERICAN TITLE INSURANCE COMPANY

By:

Peggy A. Brown

Peggy A. Brown, Assistant Secretary

State of Washington }
County of Skagit } ss.

On this day, before me, the undersigned, a Notary Public in and for the State aforesaid duly commissioned and sworn, personally appeared Peggy A. Brown to be known to be the Assistant Secretary of FIRST AMERICAN TITLE INSURANCE COMPANY, the corporation that executed the foregoing instrument, and acknowledged the 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/She is authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed October 21, 2004



Elaine M. Daws

Elaine M. Daws

Notary Public in and for the State of Washington

Residing at Sedro Woolley

My appointment expires March 03, 2006



First American Title

Company of Skagit County

P.O.Box 1667

Mt. Vernon, WA 98273

That portion of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 60 feet West of the Southwest corner of Block 1, of "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON", as per plat recorded in Volume 3 of Plats, page 24, records of Skagit County, Washington; thence North 0 degrees 01'57" East along the West line of Cleveland Avenue, a distance of 128 feet; thence North 89 degrees 58'18" West a distance of 18.94 feet to the West line of that portion of First Street vacated by operation of law; thence South 18 degrees 17'28" West a distance of 134.79 feet along said Westerly line to a point due West of the point of beginning; thence East a distance of 61.17 feet to the point of beginning; EXCEPT the South 30 feet thereof; AND EXCEPT Dike District No. 3 right-of-way, if any, as condemned in Skagit County Superior Court Cause No. 2982.



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