



200503110003  
Skagit County Auditor

3/11/2005 Page 1 of 2 8:39AM

WHEN RECORDED RETURN TO

Name Peoples Bank  
Address P.O. Box 233  
City, State, Zip Lynden Wa 98264



**Land Title Company**

FILED FOR RECORD AT REQUEST OF

LAND TITLE COMPANY

115150-P

**Partial Reconveyance**

The undersigned as trustee under that certain Deed of Trust dated December 17, 2004, in which CEDAR HEIGHTS LLC is grantor and PEOPLES BANK is beneficiary, recorded on January 5 2005, as Auditor's File No. 200501050139 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:

Ptn. NE SW 22-34-4  
340422-3-003-0001/P27532  
See Attached Legal Description

LAND TITLE COMPANY OF SKAGIT COUNTY

(Trustee)

Dated March 10 2005

By Bill Ronhaar  
BILL RONHAAR MANAGER

STATE OF WASHINGTON }  
COUNTY OF ..... } ss.

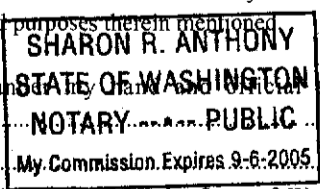
STATE OF WASHINGTON }  
COUNTY OF Skagit } ss.

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..... signed the same as  
..... free and voluntary act and deed,  
for the uses and purposes therein mentioned

On this 10th day of March 2005, 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.

GIVEN under my hand and official seal this  
..... day of .....  
.....  
Notary Public in and for the State of Washington,  
residing at .....  
My appointment expires: .....

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



## DESCRIPTION:

That portion of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 22, Township 34 North, Range 4 East, W.M., being more particularly described as follows:

Beginning at the Northeast corner of the Southwest  $\frac{1}{4}$  of said Section 22 (monumented center of Section);  
 thence North  $89^{\circ}12'57''$  West along the North line of said Southwest  $\frac{1}{4}$  for a distance of 1,011.59 feet, more or less, to the Northwest corner of the East 160.00 feet of the West 500.00 feet of said Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 22;  
 thence South  $0^{\circ}22'09''$  West along the West line of said East 160.00 feet of the West 500.00 feet of said subdivision for a distance of 516.56 feet to the true point of beginning;  
 thence North  $87^{\circ}48'02''$  East for a distance of 120.00 feet;  
 thence South  $89^{\circ}12'57''$  East for a distance of 38.45 feet, more or less, to a point on the Westerly margin of the hereafter described ingress, egress and utilities easement;  
 thence South  $4^{\circ}32'08''$  East, along said Westerly margin, for a distance of 70.90 feet to a point of curvature;  
 thence along the arc of said curve to the right, concave to the West, having a radius of 450.00 feet, through a central angle of  $1^{\circ}59'54''$ , an arc distance of 15.70 feet;  
 thence leaving said Westerly margin North  $89^{\circ}12'57''$  West for a distance of 165.47 feet, more or less, to said Westerly line of the East 160.00 feet of the West 500.00 feet of said subdivision at a point bearing South  $0^{\circ}22'09''$  West from the true point of beginning;  
 thence North  $0^{\circ}22'09''$  East along said West line for a distance of 80.00 feet, more or less, to the true point of beginning.

TOGETHER WITH a 37.00 foot wide easement for ingress, egress and utilities, over, under and across a portion of said Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  being 18.50 feet right (West) and 18.50 feet left (East) of the following described centerline:

Beginning at the Northeast corner of the Southwest  $\frac{1}{4}$  of Section 22, Township 34 North, Range 4 East, W.M., (monumented center of Section);  
 thence North  $89^{\circ}12'57''$  West along the North line of said Southwest  $\frac{1}{4}$  for a distance of 1,011.59 feet, more or less, to the Northwest corner of the East 160.00 feet of the West 500.00 feet of said Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 22;  
 thence South  $89^{\circ}12'57''$  East along said North line of the Southwest  $\frac{1}{4}$  for a distance of 164.22 feet to the true point of beginning of said centerline;  
 thence South  $0^{\circ}25'27''$  West for a distance of 338.23 feet to a point of curvature;  
 thence along the arc of said curve to the left, concave to the East, having a radius of 481.50 feet, through a central angle of  $4^{\circ}57'35''$ , for an arc distance of 41.68 feet to a point of tangency;  
 thence South  $4^{\circ}32'08''$  East for a distance of 200.00 feet to a point of curvature;  
 thence along the arc of said curve to the right, concave to the West, having a radius of 468.50 feet, through a central angle of  $10^{\circ}51'22''$ , for an arc distance of 88.77 feet to a point of tangency and the terminus of said centerline,

EXCEPTING THEREFROM Division Street rights of way.

Situate in the County of Skagit, State of Washington.



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