



200603090154
Skagit County Auditor

3/9/2006 Page 1 of 2 3:22PM

WHEN RECORDED RETURN TO

Name Peoples Bank
Address 1800 Riverside Drive
City, State, Zip Mount Vernon Wa 98273



Land Title Company

FILED FOR RECORD AT REQUEST OF

LAND TITLE COMPANY

Partial Reconveyance

120269-PE

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
Skagit 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:

See attached Legal Description

Portion $W\frac{1}{2}$ of NE SW 22-34-4
P27535

LAND TITLE COMPANY OF SKAGIT COUNTY

Dated March 9 2006

By *Bill Ronhaar* Trustee
BILL RONHAAR MANAGER

STATE OF WASHINGTON } ss.
COUNTY OF Skagit

STATE OF WASHINGTON } ss.
COUNTY OF Skagit

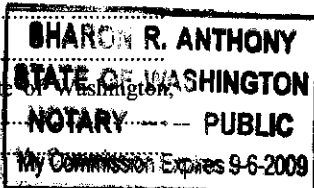
On this day personally appeared before me
.....
to me known to be the individual described in and who
executed the within and foregoing instrument, and ac-
knowledged that..... signed the same as
..... free and voluntary act and deed,
for the uses and purposes therein mentioned.

On this 9th day of March 2006,
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

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

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



Sharon R. Anthony
SHARON R. ANTHONY
Notary Public in and for the State of Washington,
residing at MOUNT VERNON,
My appointment expires 9-6-2009

EXHIBIT "A"

LEGAL DESCRIPTION

That portion of the West ½ of the Northeast ¼ of the Southwest ¼ of Section 22, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of the Southwest ¼ of said Section 22 (monumented center of Section);
thence North 89°12'57" West along the North line of said Southwest ¼ 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 Northwest ¼ of the Southwest ¼ of Section 22;
thence South 0°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 30.00 feet, more or less, to the Southerly right-of-way margin of Division Street;
thence South 89°12'57" East along said Southerly right-of-way margin for a distance of 115.95 feet to a point of curvature, said point of curvature also being the true point of beginning;
thence along the arc of said curve to the right, concave to the Southwest, having a radius of 30.00 feet, through a central angle of 89°38'24" an arc distance of 46.94 feet to a point of tangency;
thence South 0°25'27" West for a distance of 135.19 feet, more or less, to the South line of the North 195.00 feet of the East 160.00 feet of the West 500.00 feet of said Northeast ¼ of the Southwest ¼;
thence North 89°12'57" West along said South line for a distance of 145.60 feet, more or less, to the West line of said East 160.00 feet of the West 500.00 feet of the Northeast ¼ of the Southwest ¼;
thence South 0°22'09" West along said West line for a distance of 1,121.78 feet, more or less, to the Southwest corner thereof;
thence South 89°05'46" East along the South line of said West ½ of the Northeast ¼ of the Southwest ¼ for a distance of 321.50 feet to a point bearing North 89°05'46" West a distance of 13.04 feet from the Southeast corner of said West ½ of the Northeast ¼ of the Southwest ¼ of Section 22;
thence North 0°25'27" East parallel with the East line of said West ½ of the Northeast ¼ of the Southwest ¼ for a distance of 1,028.44 feet;
thence North 89°12'57" West parallel with the North line of said Southwest ¼ for a distance of 139.96 feet;
thence North 0°25'27" East for a distance of 228.81 feet to a point of curvature;
thence along the arc of said curve to the right, concave to the Southeast, having a radius of 30.00 feet, through a central angle of 90°21'36", an arc distance of 47.31 feet, more or less, to a point of tangency on said Southerly right of way margin of Division Street at a point bearing South 89°12'57" East from the true point of beginning;
thence North 89°12'57" West along said Southerly margin for a distance of 97.00 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.

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Skagit County Auditor