



200612270224

Skagit County Auditor

12/27/2006 Page 1 of 3 3:19PM

Name: FIRST AMERICAN ESCROW  
Address: PO Box 1667  
Mount Vernon, WA 98273

**PARTIAL RECONVEYANCE**

R060423

Ref #: Johnson/Cook  
Tax Number: 4066-001-003-0000/006-0000/015-0004/005-018-0002/4067-004-007-0100  
AF Number: 200512010071  
Grantor: FIRST AMERICAN TITLE COMPANY  
Grantee: RICHARD B. JOHNSON

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 AND MADE A PART HEREOF**

Grantor: RICHARD B. JOHNSON  
Beneficiary: JAMES A. COOK, JR. & TERRIE E. COOK, husband and wife  
Trustee: FIRST AMERICAN TITLE COMPANY  
Dated: November 30, 2005 Recorded: December 01, 2005  
AF Number: 200512010071  
Volume: Page:

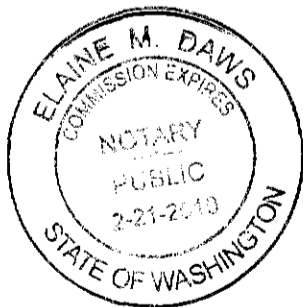
FIRST AMERICAN TITLE COMPANY

By: *Peggy A. Brown*  
Peggy A. Brown, Assistant Secretary

State of Washington }  
  } ss.  
County of Skagit }

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 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 December 27, 2006



*Elaine M. Daws*  
Elaine M. Daws  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires February 21, 2010



**First American Title**  
Company of Skagit County  
P.O.Box 1667  
Mt. Vernon, WA 98273

DESCRIPTION:

RD40423

PARCEL "A":

A portion of "C. W. GRIEST'S PLAT OF GRASMERE," as per plat recorded in Volume 3 of Plats, page 94, records of Skagit County, Washington, and also being in the East ½ of Section 9, Township 35 North, Range 8 East, W.M., described as follows:

Beginning at the Northeast corner of Lot 3, of Block 1, of said plat;  
thence South along the East line of said Lot 3, and its Southerly projection to the centerline of vacated Pearl Street;  
thence West along the centerline of said street to its intersection with the East line of the Marginal Street along the West line of said plat;  
thence North along the East line of said Marginal Street to the Northwest corner of Lot 1 of said plat;  
thence Southeasterly along the North lines of Lots 1, 2 and 3, to the point of beginning.

(Also known as Tract "A").

EXCEPT that portion conveyed to Skagit County for road purposes by deed recorded April 14, 2003, under Auditor's File No. 200304140251.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A portion of "C. W. GRIEST'S PLAT OF GRASMERE," as per plat recorded in Volume 3 of Plats, page 94, records of Skagit County, Washington, also being in the East ½ of Section 9, Township 35 North, Range 8 East, W.M., described as follows:

Beginning at the Northeast corner of Lot 6, Block 1, of said plat;  
thence South along the East line of said Lot 6, and its Southerly projection to the centerline of vacated Pearl Street;  
thence West along the centerline of said street to the Southerly projection of the West line of Lot 4, of said Block 1;  
thence North along said West line and its projection to the Northwest corner of said Lot 4;  
thence Southeasterly along the North line of Lots 4, 5 and 6, to the point of beginning.

(Also known as Tract "B").

Situate in the County of Skagit, State of Washington.

PARCEL "E":

A portion of "C. W. GRIEST'S PLAT OF GRASMERE," as per plat recorded in Volume 3 of Plats, page 94, records of Skagit County, Washington, and also being in the East ½ of Section 9, Township 35 North, Range 8 East, W.M., described as follows:

All of Lots 13, 14 and 15, Block 1, of said plat, but not including in the description any portion of vacated Park Street adjoining said lots.

(Also known as Tract "E")

Situate in the County of Skagit, State of Washington.

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PARCEL "G":

R060423

Lots 1 through 18, inclusive, Block 5, "C. W. GRIEST'S PLAT OF GRASMERE," as per plat recorded in Volume 3 of Plats, page 94, records of Skagit County, Washington;

TOGETHER WITH the South ½ of vacated Pearl Street adjoining Block 5 and the North ½ of vacated Pine Street adjoining Block 5, and

The West ½ of vacated Wesley Avenue adjoining Block 5 and the vacated alley through said Block 5, all in "C. W. GRIEST'S PLAT OF GRASMERE," as per plat recorded in Volume 3 of Plats, page 94, records of Skagit County, Washington;

TOGETHER WITH a non-exclusive easement for utilities serving Block 5 over and across that portion of vacated Pearl Street adjoining Block 4 and the East ½ of vacated Wesley Street adjoining Block 4 in "C. W. GRIEST'S PLAT OF GRASMERE," as per plat recorded in Volume 3 of Plats, page 94, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "H":

A portion of Block 4, Lots 1-7, inclusive, "HAMSTROM'S ADDITION TO GRASSMERE," as per plat recorded in Volume 3 of Plats, page 82, records of Skagit County, Washington, located in Section 9, Township 35 North, Range 8 East, W.M., more particularly described as follows:

Beginning at the Southeast corner of Lot 7 of said Block 4;  
thence on a North Azimuth 00-01-55 along the West line of First Street as shown on said plat for a distance of 120.98 feet;  
thence on a North Azimuth 270-19-58 for a distance of 107.55 feet to the centerline of a vacated 14 foot wide alley running Northerly and Southerly as shown on said plat;  
thence on a North Azimuth 180-02-14 along the centerline of said alley, for a distance of 120.98 feet to the South line of Block 4 of said plat;  
thence on a North Azimuth 90-19-58 along the South line of said Block 4 for a distance of 107.56 feet to the Southeast corner of said Lot 7 and the true point of beginning of this description.

Situate in the County of Skagit, State of Washington.

