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Skagit County Auditor

9/20/2007 Page

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11 11:46AM

Document Title: Reconveyance

Reference Number: 200109270116, 200205200126

Grantor(s): ☐ additional grantor names on page \_\_\_\_

1. first American
- 2.

Grantee(s): ☐ additional grantee names on page \_\_\_\_

1. Tesoro West Coast company
- 2.

Abbreviated legal description: ☐ full legal on page(s) \_\_\_\_

Assessor Parcel / Tax ID Number: ☐ additional tax parcel number(s) on page \_\_\_\_

## **DEED OF RECONVEYANCE**

WHEREAS, the indebtedness secured to be paid by the Deed of Trust, Fixture Filing, Assignment of Rents and Leases, Fixture Filing and Security Agreement ("Deed of Trust") executed by Tesoro West Coast Company, a Delaware corporation, as Grantor, to First American Title Insurance Company, a California corporation, as Trustee for the use and benefit of Bank One, N.A., a national banking association, to which JPMorgan Chase Bank, National Association, as successor in interest in its capacity as Administrative Agent (as defined in the Deed of Trust) for the several banks and other financial institutions or entities that are or may from time to time in the future be parties to the Credit Agreement (as defined in the Deed of Trust) together with its successors and assigns as Beneficiary, dated September 6, 2001, and recorded September 27, 2001 under Auditor's No. 200109270116, in the Official Records of Skagit County, Washington; as amended by Amendment No. 1 to Deed of Trust dated May 17, 2002 by and between Tesoro Refining and Marketing Company (formerly known as Tesoro West Coast Company) and Beneficiary recorded May 20, 2002 under Auditor's No. 200205200126 of the Official Records of Skagit County, WA, has been fully satisfied.

NOW THEREFORE, in consideration of the full payment of said indebtedness, Trustee does hereby GRANT, BARGAIN, SELL AND CONVEY unto the parties entitled thereto, all the estate and interest derived to the said Trustee, under said Deed of Trust, in real property ("Property") situated in Skagit County, WA more particularly described on Exhibit A attached hereto and made a part hereof. All Liens and financing statements which were secured by Property are hereby released.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the Grantees, their heirs, successors and assigns, FOREVER.

Executed December 20, 2006.

**TRUSTEE**

**FIRST AMERICAN TITLE INSURANCE COMPANY**

By: \_\_\_\_\_

R. J. Dold, Vice President and  
Senior Underwriting Counsel



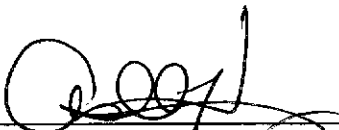
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STATE OF TEXAS            )  
                                      : ss  
COUNTY OF HARRIS        )

The foregoing instrument was acknowledged before me on December 20, 2006 by R. J. Dold, Vice President and Underwriting Counsel for First American Title Company, a California corporation, on behalf of the corporation.



  
\_\_\_\_\_  
Notary Public in and for  
The State of Texas

My Commission Expires:

\_\_\_\_\_



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## EXHIBIT "A"

The land referred to is situated in the State of Washington, County of Skagit, and is described as follows:

### Parcel "A-1":

Government Lot 1; the Southwest 1/4 of the Northwest 1/4; the East 1/2 of the Northwest 1/4; and the Southwest 1/4 of Section 28, Township 35 North, Range 2 East, W.M., EXCEPT County Road right-of-way known as the March's Point Road.

ALSO EXCEPT Kavanaugh Road right-of-way, if any, established on May 20, 1892.

ALSO EXCEPT road Deeds conveyed to Skagit County under Auditor's File Nos. 430783, 430784 and 340431.

ALSO TOGETHER WITH tidelands, in front of and abutting said Government Lot 1, as conveyed by the State of Washington in Deeds dated June 6, 1911, and April 16, 1915, and recorded May 21, 1912, and June 24, 1915, as Auditor's File Nos. 91418 and 108593, respectively.

ALSO TOGETHER WITH tidelands conveyed by the State of Washington, by Deed dated August 22, 1906, and recorded February 25, 1910, as Auditor's File No. 78068, which tidelands were mislabelled as First Class Tidelands and excepted from the above described tideland Deeds.

### Parcel "A-2":

Government Lots 2 and 3, of Section 28, Township 35 North, Range 2 East, W.M., EXCEPT County Road right-of-way known as the March's Point Road; ALSO EXCEPT that portion of Government Lot 3, conveyed to David J. Bost by Deed recorded as Auditor's File No. 8607110070.

TOGETHER WITH tidelands lying in front of and abutting said Government Lot 2, as conveyed by the State of Washington in Deeds dated June 6, 1911, and April 5, 1916, then recorded on May 21, 1912, and April 25, 1916, as Auditor's File Nos. 91418 and 112958, respectively.

### Parcel "A-3":

Government Lots 4 and 5, and the Southwest 1/4 of the Southeast 1/4 of Section 28, Township 35 North, Range 2 East, W.M., EXCEPT the County Road right-of-way known as the March's Point Road.



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UNRECORDED  
ALSO EXCEPT Kavanaugh Road right-of-way, if any, established on May 20, 1892, and not vacated under Auditor's File No. 9204220013, AND ALSO EXCEPT unvacated road widening Deeds to Skagit County recorded under Auditor's File Nos. 340425 through 340431, inclusive.

ALSO EXCEPT those portions of Government Lot 4, conveyed to the following described parties:

- a.) David J. Bost by Deeds recorded as Auditor's File Nos. 8607110070 and 9304140064;
- b.) John R. Watcher, et ux, by Deed recorded as Auditor's File No. 745889;
- c.) Harold M. Yeoman, et ux, by Deed recorded as Auditor's File No. 616035;
- d.) Thomas A. McCormick, et ux, by Deed recorded as Auditor's File No. 563786.

ALSO EXCEPT that portion of Government Lot 5, conveyed to Robert W. Evans and Joanne B. Evans, husband and wife, by Deed recorded as Auditor's File No. 8211090017.

ALSO EXCEPT that portion of Government Lot 5, conveyed to William R. Kiesser, et ux, by Deed recorded as Auditor's File No. 547521.

Parcel "B-1":

That portion of Government Lot 8, of Section 32, Township 35 North, Range 2 East, W.M., lying Easterly of that certain tract of land conveyed to The Texas Company by Deed recorded as Auditor's File No. 556825.

Parcel "B-2":

The North 1/2 of Government Lot 7, of Section 32, Township 35 North, Range 2 East, W.M., lying Easterly of the County Road right-of-way known as the March's Point Road; EXCEPT that portion thereof conveyed to The Texas Company by Deed recorded as Auditor's File No. 556825, ALSO EXCEPT any portion thereof lying South of the South line of the vacated plat of "BURDON'S FIRST ADDITION TO ANACORTES, WASHINGTON", as per plat recorded in Volume 3 of Plats, Page 22.

TOGETHER WITH those rights to a 50 foot wide strip of land in Government Lots 6 and 7, of Section 32, and in the Northwest 1/4 of the Southwest 1/4 of Section 33, all in Township 35 North, Range 2 East, W.M., as conveyed to Shell Oil Company by the Great Northern Railway Company by Deed recorded as Auditor's File No. 556825



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**Parcel "C-1":**

Those portions of Government Lots 2, 3 and 4, of Section 29, Township 35 North, Range 2 East, W.M., lying Easterly of the County Road right-of-way known as the March's Point Road, EXCEPT the three following described portions thereof:

1.) That portion of Government Lots 3 and 4, conveyed to The Texas Company by Auditor's File No. 556825;

2.) That portion of Government Lot 2, lying Westerly and Northerly of the following described line:

Beginning at a point South 17 degrees 21' East, 300 feet from the Southwest corner of the plat of "MARCH'S POINT TRACTS", according to the recorded plat thereof in the Office of the Auditor of Skagit County, Washington, in Volume 5 of Plats, Page 25, said point being in Government Lot 1 of said Section 29; thence South 11 degrees 23' 45" West, 365.67 feet to a point on the Northerly line of that certain tract conveyed to R.C. Cannon and Vera V. Cannon, husband and wife, by Deed dated July 23, 1951, and recorded August 1, 1951, under Auditor's File No. 463956, records of said County; thence North 77 degrees 23' West along the North line of said Cannon Tract to the Easterly right-of-way line of the County Road right-of-way known as the March's Point Road, the terminus of this line description.

3.) Kavanaugh Road right-of-way, if any, established on May 20, 1892.

**Parcel "C-2":**

That portion of Government Lot 1, of Section 29, Township 35 North, Range 2 East, W.M., lying Easterly of the following described line:

Begin at the Southeast corner of Government Lot 2, of said Section 29; thence North 1 degree 55' 40" East along the East line of said subdivision, a distance of 527.54 feet; thence North 17 degrees 20' West to a point on the meander line along the Northwesterly line of said subdivision, the terminus of this line description.

EXCEPT that portion thereof lying within the County Road right-of-way known as the March's Point Road.

ALSO TOGETHER WITH that portion of said Government Lot 1, lying Westerly of the above described line and within those premises conveyed to Shell Oil Company by Deed recorded in Volume 260 of Deeds, Page 271, under Auditor's File No. 496851.

ALSO TOGETHER WITH tidelands, in front of and abutting said premises, as conveyed by the State of Washington by Deeds dated June 6, 1911, and April 16, 1915, then recorded May 21, 1912, and June 24, 1915 as Auditor's File No. 108593, respectively.



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ALSO TOGETHER WITH tidelands conveyed by the State of Washington, by Deed dated August 22, 1906, and recorded February 25, 1910, as Auditor's File No. 78068, which tidelands were mislabelled as First Class Tidelands and excepted from the above described tideland Deeds.

Parcel "C-3":

That portion of Government Lot 1, of Section 29, Township 35 North, Range 2 East, W.M., described as follows:

Begin at a point on the East line of Government Lot 2, which is 522.5 feet North of the Southeast corner of said Government Lot 2; thence North 17 degrees 21' West, 1,697.8 feet, more or less, to the meander line along the Northwestern line of said Government Lot 1, said point being the true point of beginning; thence South 17 degrees 21' East to a point which is 200 feet Southeasterly of the Southeasterly line of the County Road right-of-way known as the March's Point Road; thence Southwesterly parallel with the Southeasterly line of the March's Point Road, a distance of 100 feet; thence North 17 degrees 21' West to the meander line; thence Northeasterly along the meander line to the true point of beginning; EXCEPT the following described portion thereof:

Commencing at a point which bears South 17 degrees 21' East, a distance of 300 feet from the Southwest corner of the plat of "MARCH'S POINT TRACTS" (platted South 17 degrees 20' East), according to the recorded plat thereof, in Volume 5 of Plats, Page 25, records of Skagit County, Washington, also being the most Northerly corner of that certain tract of land conveyed to Shell Oil Company by Warranty Deed recorded in Volume 260 of Deeds, Page 271, under Auditor's File No. 496851, records of said County; thence North 17 degrees 21' West, a distance of 687.48 feet to the intersection with the South margin of the County Road and said point being the true point of beginning; thence South 17 degrees 21' East, a distance of 200 feet; thence South 36 degrees 55' West, parallel with the South road margin of said County Road, a distance of 100 feet; thence North 17 degrees 21' West, a distance of 200 feet to the intersection with the South margin of the County Road; thence North 36 degrees 55' East along the said margin, a distance of 100 feet to the true point of beginning.

ALSO EXCEPT that portion thereof lying within the County Road right-of-way known as the March's Point Road.

TOGETHER WITH those portions of the following described tidelands, lying between the Easterly and Westerly lines of said premises extended Northerly, those tidelands conveyed by the State of Washington by Deeds dated June 6, 1911, and April 16, 1915, then recorded May 21, 1912, and June 24, 1915, as Auditor's File Nos. 91418 and 108593, respectively.



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Parcel "C-4":

That portion of Government Lots 1 and 2, of Section 29, Township 35 North, Range 2 East, W.M., described as follows:

Commencing at a point South 17 degrees 21' East, a distance of 300 feet from the Southwest corner of the plat of "MARCH'S POINT TRACTS" (platted South 17 degrees 20' East), according to the recorded plat thereof in Volume 5 of Plats, Page 25, records of Skagit County, Washington, also being the most Northerly corner of that certain tract of land conveyed to the Shell Oil Company by Warranty Deed, recorded in Volume 260 of Deeds, Page 271, under Auditor's File No. 496851, records of said County; thence South 11 degrees 25' 30" West (Deed South 11 degrees 23' 45" West) along the Westerly line of said Shell Tract, a distance of 122.25 feet to the true point of beginning; thence North 57 degrees 30' 45" West to the intersection with the Easterly margin of the County Road; thence Southerly along the said road margin, a distance of 440.27 feet to the Northwest corner of that certain tract conveyed to Shell Oil Company by Statutory Warranty Deed recorded under Auditor's File No. 605021, records of said County; thence South 77 degrees 23' 00" East along the North line of said tract, a distance of 353.89 feet to the most Northerly corner of that certain tract conveyed to Shell Oil Company by Statutory Warranty Deed recorded under Auditor's File No. 496862, records of said County; thence South 77 degrees 20' 12" East along the North line of said tract, a distance of 256.11 feet to the intersection with the West line of that certain tract conveyed under Auditor's File No. 496851; thence North 11 degrees 25' 30" East along said West line, a distance of 242.69 feet to the true point of beginning.

TOGETHER WITH tidelands, as conveyed by the State of Washington, by Deeds dated June 6, 1911, and April 16, 1915, then recorded May 21, 1912, and June 24, 1915, as Auditor's File Nos. 91418 and 108593, respectively, lying Northerly of the following line:

Commencing at the Southeast corner of Government Lot 2, said Section 29; thence North along the East line of said Lot 2, a distance of 522.5 feet; thence North 17 degrees 21' West, 1697.8 feet, more or less, to the North meander line of Government Lot 1; thence Southwesterly along the meander line in front of Government Lot 1, a distance of 509.0 feet; thence continuing along said meander line, South 35 degrees 48' 30" West, 70 feet to the true point of beginning of this line description; thence at right angles North 54 degrees 11' 30" West to the line of extreme low tide, and Westerly of that certain parcel conveyed to Shell Oil Company, a Delaware Corporation, by Warranty Deed dated November 8, 1963, recorded November 12, 1963, under Auditor's File No. 643083.

Parcel "D":

Government Lots 1, 2 and 3, of Section 21, Township 35 North, Range 2 East, W.M., EXCEPT the County Road right-of-way known as the March's Point Road.

TOGETHER WITH tidelands, in front of and abutting :



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State of Washington by Deeds dated June 6, 1911, and April 5, 1916, then recorded May 21, 1912, and April 25, 1916, as Auditor's File Nos. 91418 and 112958, respectively.

ALSO TOGETHER WITH tidelands conveyed by the State of Washington, by Deed dated August 22, 1906, and recorded February 25, 1910, as Auditor's File No. 78068, which tidelands were mislabelled as First Class Tidelands and excepted from the above described tideland Deeds.

Parcel "E-1":

The North 1/2 of the Northwest 1/4 and the North 1/2 of the South 1/2 of the Northwest 1/4 of Section 33, Township 35 North, Range 2 East, W.M., EXCEPT that portion thereof, if any, lying within the County Road right-of-way known as the North Texas County Road, AND ALSO EXCEPT road Deeds conveyed to Skagit County under Auditor's File Nos. 210788 and 210789.

Parcel "E-2":

The Northwest 1/4 of the Northeast 1/4 and the North 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 33, Township 35 North, Range 2 East, W.M., EXCEPT that portion of said North 1/2 of the Southwest 1/4 of the Northeast 1/4 lying Southerly of the North line of the County Road known as the North Texas County Road, AND ALSO EXCEPT road Deeds conveyed to Skagit County under Auditor's File Nos. 186857 and 186858, AND ALSO EXCEPT that portion of said North 1/2 lying Easterly of the following described line:

Beginning at a point on the Northerly line of the North Texas Road (also known as County Road No. 591), which point is distant 15.68 feet North and 194.49 feet East of the Southwest corner of said subdivision (the Westerly line of said subdivision bears North 1 degree 12' 30" East); thence North 1 degree 34' East, a distance of 639.7 feet to a point on the North line of said subdivision, the terminus of this line description.

Parcel "E-3":

The Northeast 1/4 of the Northeast 1/4 of Section 33, Township 35 North, Range 2 East, W.M., EXCEPT that portion thereof lying Easterly and Southerly of the following described line:

Begin at the Southeast corner of that certain tract of land conveyed to the Shell Oil Company by Deed recorded June 20, 1994, as Auditor's File No. 9406200099, said point being on the South line of the subdivision; thence North 00 degrees 42' 12" East, a distance of 150.18 feet to the Northeast corner of said Shell Tract; thence South 89 degrees 18' 40" East along the North line of those tracts conveyed to Denzil E. Stam, et al, by Deeds recorded as Auditor's File Nos. 724898 ; line along the East line of Government Lot 1, of Sectic



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2 East, W.M., the terminus of this line description; ALSO EXCEPT that certain Northeasterly portion thereof as conveyed to William R. Kiesser, et ux, by Deed recorded as Auditor's File No. 547521.

Parcel "E-4":

The North 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 33, Township 35 North, Range 2 East, W.M., EXCEPT that portion thereof lying Southerly of the North line of the County Road known as the North Texas County Road; ALSO EXCEPT that Westerly portion thereof lying within the County Road known as the Betterton Extension Road.

Parcel "F-1":

Government Lot 1, of Section 34, Township 35 North, Range 2 East, W.M., EXCEPT those Southerly portions thereof lying within those certain tracts conveyed to Denzil E. Stam, et al, by Auditor's File Nos. 724698 and 9406200100; ALSO EXCEPT the County Road right-of-way known as the March's Point Road; ALSO EXCEPT that portion thereof conveyed to William R. Kiesser, et ux, by Deed recorded as Auditor's File No. 547521.

Parcel "F-2":

The North 5 acres of Government Lot 2, of Section 34, Township 35 North, Range 2 East, W.M., EXCEPT the as built and existing March's Point County Road running through said 5 acres, AND ALSO EXCEPT that portion of the North 16 feet thereof lying West of the March's Point Road being reserved for road purposes by Deed recorded October 21, 1903, under Auditor's File No. 43848, in Volume 52 of Deeds, Page 599, records of Skagit County, Washington.

Parcel "G":

Government Lot 1, of Section 27, Township 35 North, Range 2 East, W.M., EXCEPT the County Road right-of-way known as the March's Point Road; ALSO EXCEPT that portion thereof conveyed to William R. Kiesser, et ux, by Deed recorded as Auditor's File No. 547521.

Parcel "H":

That portion of the following described Parcel "A" lying Northerly of the following described line, being a portion of Government Lot 2, Section 34, Township 35 North, Range 2 East, W.M.

Commencing at the West one quarter corner, said Section 34; thence North 0 degrees 40' 40" East along the West line of said Section 34, a distance of 825.70 feet to the point of beginning of said line description; then



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690.22 feet to the East line of said Government Lot 2, and the terminus of said described line.

Parcel "A":

That portion of Government Lot 2, Section 34, Township 35 North, Range 2 East, W.M., described as follows:

Beginning at a point on the West line of said Lot 2, 132 feet South of the Southwest corner of the North 5 acres of said Lot 2, (said point being the Southwest corner of that certain tract conveyed to Annabel Erickson by Deed dated March 19, 1930, and recorded April 7, 1930, under Auditor's File No. 232619); thence South along the West line of said Lot 2, to a point 231 feet North of the Northwest corner of the South 5 acres of said Lot 2 (said point being the Northwest corner of that certain tract conveyed to Henry B. Myren and Betty Myren, his wife, by Deed dated June 3, 1947, and recorded November 10, 1947, under Auditor's File No. 410978); thence East along the North line of said Myren Tract to Padilla Bay; thence Northerly along said Padilla Bay to the South line of the Annabel Erickson Tract; thence West along the South line of said Erickson Tract to the point of beginning.



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