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Skagit County Auditor

6/17/2008 Page 1 of 4 3:00PM

*Document Title: Partial Reconveyance*

*Reference Number of Related Document: 9812040030*

*Grantor: G. Paul Carpenter, Anderson Hunter Law Firm*

*Grantee: Mount Vernon Center Associates*

*Legal Description: Ptn. Tracts 5, 6, 7, 8, 9, 10, and 11, Plat of Mount Vernon Acreage, Skagit County, Washington, Vol. 3 of Plats, Pg. 102; tgw Ptn. abandoned Puget Sound & Cascade Railway Company right of way in SW 1/4 of NW 1/4, 17-34-4 E.W.M.*

*Additional Legal Description is on Pages 3 and 4 of Document*

*Assessor's Tax Parcel Number: 3746-000-011-0000*

## PARTIAL RECONVEYANCE

The undersigned Trustee under that certain Deed of Trust and Assignment of Rents and Security Agreement, dated November 19, 1998, in which MOUNT VERNON CENTER ASSOCIATES, A WASHINGTON GENERAL PARTNERSHIP is Grantor, and CASCADE BANK is the Beneficiary, recorded on December 4, 1998, under Recording No. 9812040030, in Skagit County, Washington, having received a written request to reconvey a portion of the real property described in said Deed of Trust and Assignment of Rents and Security Agreement, does hereby reconvey, without warranty, to the person entitled thereto the right, title and interest now held by said Trustee in and to that portion of the real property described in said Deed of Trust, situated in Skagit County, Washington, as follows:

For legal description  
see Exhibit A attached hereto and made a part hereof.

**PARTIAL RECONVEYANCE**

This reconveyance shall not be construed as in any manner affecting any property other than the property and property rights specifically described herein.

Dated April 30, 2008

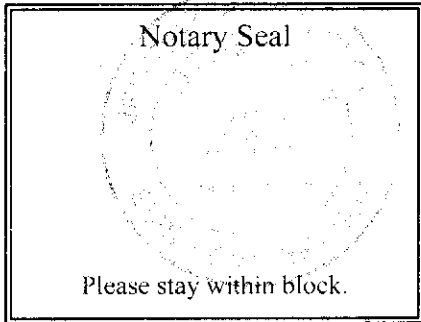
G. PAUL CARPENTER, ANDERSON HUNTER LAW FIRM,  
Trustee

By: G. Paul Carpenter TRUSTEE  
Name: Title:

STATE OF WASHINGTON )  
County of Snohomish : ss.

On this 30th day of April, 2008, before me personally appeared G Paul Carpenter to me known to be the Vice President of 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/she was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

GIVEN under my hand and official seal the day and year last above written.



JH Capeloto  
Notary (print name) JH Capeloto  
Notary Public in and for the State of Washington,  
residing at Everett  
My Appointment expires 11/13/2010



**PARTIAL RECONVEYANCE**

**EXHIBIT A**

**Right-of-Way Acquisition**

That portion of the following described Parcel "A", lying Westerly of the following described line:

Commencing at the Southwest corner of the Northwest 1/4 (West 1/4 corner) of Section 17, Township 34 North, Range 4 East, W.M.;  
thence South 87°37'00" East along the South line of said Northwest 1/4 for a distance of 275.04 feet;  
thence North 0°40'15" West for a distance of 30.00 feet, more or less, to the Southeast corner of Tract B Short Plat No. MV-26-76, approved September 10, 1976 and recorded September 23, 1976 in Volume 1 of Short Plats, page 175 under Auditor's File No. 843161;  
thence continue North 0°40'15" West along the East line of said Short Plat NO. MV-26-76 for a distance of 10.00 feet, more or less, to the North line of the South 40.00 feet of said Northwest 1/4 and being the TRUE POINT OF BEGINNING of said line description;  
thence North 74°32'14" West for a distance of 29.71 feet,  
thence North 88°30'23" West for a distance of 158.19 feet;  
thence North 44°36'10" West for a distance of 47.07 feet;  
thence North 2°57'41" West for a distance of 75.83 feet;  
thence North 2°57'41" West for a distance of 92.27 feet;  
thence North 0°40'15" West for a distance of 37.19 feet;  
thence North 89°19'45" East for a distance of 2.00 feet;  
thence North 0°40'15" West for a distance of 17.65 feet;  
thence North 2°51'58" West for a distance of 241.29 feet;  
thence North 89°19'45" East for a distance of 2.00 feet;  
thence North 2°51'58" West for a distance of 129.48 feet, more or less, to the North line of Tract 6, "PLAT OF MOUNT VERNON ACREAGE, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 3 of Plats, page 102 records of Skagit County, Washington, at a point bearing North 89°19'45" East a distance of 8.80 feet from the Northwest corner of said Tract 6 and being the terminus of said line description.



**PARTIAL RECONVEYANCE**

**EXHIBIT A**  
(continued)

**PARCEL "A":**

All those portions of the "PLAT OF MOUNT VERNON ACREAGE," according to the plat thereof recorded in Volume 3 of Plats, page 102, records of Skagit County, Washington, described as follows:

- (a) Tracts 5 and 6, EXCEPT the West 256.41 feet thereof;
- (b) Tract 7, EXCEPT the West 179 feet thereof;
- (c) All of Tract 8;
- (d) Tract 9, EXCEPT the West 268 feet of the North 29.5 feet thereof, AND EXCEPT the West 245 feet of the South 100 feet thereof;
- (e) Tract 10, EXCEPT the West 245 feet thereof, AND EXCEPT the South 10 feet of the East 285 feet thereof;
- (f) Tract 11, EXCEPT the South 10 feet thereof.

**PARCEL "B":**

Te Westerly 10 feet of that portion of the abandoned Puget South and Cascade Railway Company right-of-way in the Southwest 1/4 of the Northwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M., lying between the Easterly extension of the North line of Tract 5 and the South line of Tract 11 of said "PLAT OF MOUNT VERNON ACREAGE";

EXCEPT the South 10 feet thereof as conveyed to the State of Washington for State Secondary Highway 1-G by instrument dated March 20, 1951 and recorded May 4, 1951, under Auditor's File No. 460430, records of Skagit County, Washington.

(NOTE: Portions of the above described Parcels "A" and "B" have been further subdivided as evidenced by Short Plats recorded in Volume 1 of Short Plats, page 168, and in Volume 1 of Short Plats, page 175).

