

AFTER RECORDING, PLEASE RETURN TO:

Wells Fargo Bank, National Association
WLS Winston-Salem Loan Center
Attn: Wanda Bolejack
MAC: D4000-030
1 W 4th St., 3rd Floor
Winston-Salem, NC 27101



201301240007

Skagit County Auditor

1/24/2013 Page 1 of 6 8:37AM

Loan No. 103883

Assessor's Parcel Number: 350122-0-005-0007 & 350122-0-019-0001

FULL RECONVEYANCE

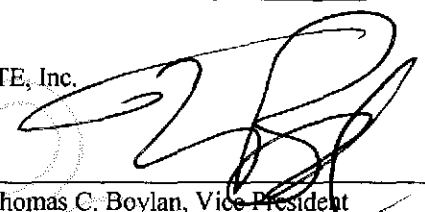
The indebtedness secured by that certain Deed of Trust with Absolute Assignment of Rents, and Security Agreement and Fixture Filing ("Deed of Trust"), made as of January 19, 2007, between GP Anacortes, LLC, (collectively "Trustor"), TRSTE, Inc. ("Trustee"), and Wells Fargo Bank, National Association, recorded on January 19, 2007, as Reference No. 200701190080 in the official records of Skagit County Recorder's Office, State of Washington, has been paid in full. As a result, a reconveyance of the property described in said Deed of Trust is in order.

NOW, THEREFORE, TRSTE, Inc., Trustee, does hereby quitclaim and reconvey unto the person or persons legally entitled thereto, without any warranty, all of the right, title and interest granted to the Trustee by said Deed of Trust, as more fully described in the attached EXHIBIT A.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 18 day of January, 2011-2013

TRSTE, Inc.


By:


Thomas C. Boylan, Vice President

Forsyth County, North Carolina

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document in the capacity so indicated: Thomas C. Boylan, as Vice President of TRSTE, Inc.

Date: January 18, 2013


Lila R. Dunn, Notary Public
My commission expires: 01-31-2017

LILA R. DUNN
NOTARY PUBLIC
Davidson County, North Carolina
My Commission Expires January 31, 2017

DESCRIPTION OF SUBJECT PROPERTY

Exhibit A to Deed of Trust with Absolute Assignment of Leases and Rents, Security Agreement and Fixture Filing executed by GP ANACORTES, LLC, as Grantor to Chicago Title Insurance Company, as Trustee for the benefit of Wells Fargo Bank, National Association, as Beneficiary, dated as of January 19, 2007.

All the certain real property located in the County of Skagit, State of Washington, described as follows:

PARCEL B:

All that portion of Government Lot 2 and the Southwest Quarter of the Southeast Quarter of Section 22, Township 35 North, Range 1 East of the Willamette Meridian lying Northwesterly of State Route 20, also known as Oakes Avenue, and West of Baring Addition to Anacortes, according to the plat thereof recorded in Volume 2 of Plats, page 20, records of Skagit County, Washington;

TOGETHER WITH a strip of land 30 feet wide in Section 22, Township 35 North, Range 1 East of the Willamette Meridian, lying between two lines parallel to and distant, respectively, 20 feet and 50 feet Southeasterly from the centerline of the railway of the Great Northern Railway Company, as the same was located and constructed across Government Lot 2, on March 6, 1940, and as set forth in instrument recorded June 7, 1940, under Auditor's File No. 326147, records of Skagit County, Washington;

EXCEPT that portion thereof lying Northerly of the Southerly line of Shoreline Tract No. 1 as delineated on the face of that certain survey recorded July 23, 1991, under Auditor's File No. 9107230002, in Volume 11 of surveys, pages 131 to 136, inclusive, records of Skagit County, Washington;

AND EXCEPT the portion thereof lying within the boundaries of BARING ADDITION TO ANACORTES, WASHINGTON, as per plat recorded in Volume 2 of Plats, page 20, records of Skagit County Washington;

AND ALSO EXCEPTING therefrom Southeasterly 5 feet thereof as conveyed to the City of Anacortes for road purposes, by deeds recorded September 3, 1992 under Auditor's File Nos. 9209030111 and 920930112, records of Skagit County, Washington.

EXCEPTING THEREFROM the above described parcel, that portion conveyed to the City of Anacortes for roadway purposes by instrument recorded December 14, 2004 under Auditor's File No. 200412140154, records of Skagit County, Washington; more particularly described as follows:

All those portions of the following described property lying within Government Lots 2 and 3, in the Southeast Quarter of the Southwest Quarter, and in Shoreline Tract No. 1 as described below, all in Section 22, Township 35 North, Range 1 East of the Willamette Meridian:

Commencing at the Intersection of the East line of the Southeast Quarter of the Southwest Quarter of said Section 22, with the Northwest line of the 5.00 foot strip, called Tract No. 1 in Auditor's File



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No. 9209110010, records of Skagit County, Washington, conveyed for road right-of-way purposes (for State Route 20, also known as Oakes Ave.);
Thence from said point of commencement, along said Northwest line, North 58°13'56" East 540.38 feet to the true point of beginning of the road right-of-way being described herein;
Thence from said true point of beginning, North 31°09'30" West 210.32 feet;
Thence tangent to the preceding course along the arc of a curve to the left having a radius of 25.00 feet, and a central angle of 90°00'00", an arc length of 39.27 feet;
Thence tangent to the preceding curve South 58°50'30" West 573.44 feet;
Thence tangent to the preceding course along the arc of a curve to the right having a radius of 240.00 feet, and a central angle of 121°09'30", an arc length of 507.51 feet;
Thence tangent to the preceding curve North 00°00'00" East 112.82 feet;
Thence tangent to the preceding course along the arc of a curve to the right having a radius of 300.00 feet, and a central angle of 32°15'25", an arc length of 168.90 feet;
Thence tangent to the preceding curve North 32°15'25" East 129.12 feet;
Thence tangent to the preceding course along the arc of a curve to the right having a radius of 55.00 feet, and a central angle of 122°46'56", an arc length of 227.71 feet to a point of reverse curvature;
Thence tangent to the preceding curve along the arc of a curve to the left having a radius of 40.00 feet, and a central angle of 43°15'43", an arc length of 30.20 feet to a point of compound curvature;
Thence tangent to the preceding curve along the arc of a curve to the left having a radius of 240.00 feet, and a central angle of 46°27'02", an arc length of 194.57 feet;
Thence tangent to the preceding curve South 00°00'00" West 112.82 feet;
Thence tangent to the preceding course along the arc of a curve to the left having a radius of 180.00 feet, and a central angle of 121°09'30", an arc length of 380.63 feet;
Thence tangent to the preceding curve North 58°50'30" East 658.44 feet;

Thence South 31°09'30" East 294.68 feet to said Northwesterly line of State Route 20 (Oakes Ave.);
Thence along said Northwesterly line South 58°13'56" West 60.00 feet to the true point of beginning;

EXCEPTING therefrom that portion lying within Shoreline Tract No. 1, as described below:

Shoreline Tract No. 1

That portion of Government Lots 2 and 3 of Section 22, Township 35 North, Range 1 East of the Willamette Meridian as shown on Record of Survey recorded on Volume 3 of Surveys, page 47, under Auditor's File No. 8006190004, records of Skagit County, Washington, and that portion of Tracts Nos. 3 and 4 of Plat No. 6 of the Tide and Shore Lands Map of the Anacortes Harbor in said Section 22, lying 30.00 feet South and adjacent to the following described line:

Commencing at the Southwest corner of said Government Lot 3;
Thence North 1°40'47" East, along the West line of Government Lot 3, a distance of 499.24 feet to the South line of said Tract No. 4;
Thence North 1°40'47" East, a distance of 3.35 feet to the true point of beginning of this line description;
Thence South 84°06'17" East, a distance of 253.64 feet;



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Thence South 88°45'30" East, a distance of 330.91 feet;
Thence North 87°48'35" East, a distance of 192.73 feet;
Thence North 85°35'18" East, a distance of 134.85 feet;
Thence North 62°37'20" East, a distance of 261.45 feet;
Thence North 63°50'09" East, a distance of 144.43 feet;
Thence North 64°39'33" East, a distance of 53.22 feet to a point on the North projection of the East line of said Government Lot 3;
Thence continuing North 64°39'33" East, a distance of 439.46 feet;
Thence North 65°56'00" East, a distance of 277.28 feet;
Thence North 65°09'34" East, a distance of 213.74 feet;
Thence North 62°49'03" East, a distance of 130.47 feet to a point on the North projection of the West line of BARING ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, page 20, records of Skagit County, Washington, and the terminus of this line description;

AND FURTHER EXCEPTING, a 10.00 foot wide strip of land lying South of and adjacent to the South line of the above described 30.00 foot wide strip; and said 10.00 foot wide strip is bounded on the East by that certain 30.00 foot wide Great Northern Railway Company right-of-way described under Auditor's File No. 313506, records of Skagit County, Washington, and as shown on said Record of Survey recorded under Auditor's File No. 8006190004, record of Skagit County, Washington; and bounded on the West by the West line of said Government Lot 3.

Situated in Skagit County, Washington

PARCEL C:

All that portion of the Southeast Quarter of the Southwest Quarter of Section 22, Township 35 North, Range 1 East of the Willamette Meridian, lying Northwesterly of State Route 20, also known as Oakes Avenue, described as follows:

Beginning at the Northeast corner of said subdivision;
thence running North 88°11'46" West along the North line thereof a distance of 550 feet;
thence South 01°14'56" West parallel with the East line of said subdivision a distance of 395.25 feet;
thence South 88°11'46" East parallel with the North line of said subdivision a distance of 550 feet to the East line of the Southeast Quarter of the Southwest Quarter of said Section 22;
thence Northerly along the East line of said subdivision a distance of 395.25 feet to the place of beginning;

EXCEPTING THEREFROM the above described parcel, that portion conveyed to the City of Anacortes for roadway purposes by Instrument recorded December 14, 2004 under Auditor's File No. 200412140154, records of Skagit County, Washington; more particularly described as follows:

All those portions of the following described property lying within Government Lots 2 and 3, in the Southeast Quarter of the Southwest Quarter, and in Shoreline Tract No. 1 as described below, all in Section 22, Township 35 North, Range 1 East of the Willamette Meridian:

Commencing at the intersection of the East line of the Southeast Quarter of the Southwest Quarter of said Section 22, with the Northwest line of the 5.00 foot strip, called Tract No. 1 in Auditor's File No. 9209110010,



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records of Skagit County, Washington, conveyed for road right-of-way purposes (for State Route 20, also known as Oakes Ave.);

Thence from said point of commencement, along said Northwest line, North 58°13'56" East 540.38 feet to the true point of beginning of the road right-of-way being described herein;
Thence from said true point of beginning, North 31°09'30" West 210.32 feet;
Thence tangent to the preceding course along the arc of a curve to the left having a radius of 25.00 feet, and a central angle of 90°00'00", an arc length of 39.27 feet;
Thence tangent to the preceding curve South 58°50'30" West 573.44 feet;
Thence tangent to the preceding course along the arc of a curve to the right having a radius of 240.00 feet, and a central angle of 121°09'30", an arc length of 507.51 feet;
Thence tangent to the preceding curve North 00°00'00" East 112.82 feet;
Thence tangent to the preceding course along the arc of a curve to the right having a radius of 300.00 feet, and a central angle of 32°15'25", an arc length of 168.90 feet;
Thence tangent to the preceding curve North 32°15'25" East 129.12 feet;
Thence tangent to the preceding course along the arc of a curve to the right having a radius of 55.00 feet, and a central angle of 122°46'56", an arc length of 227.71 feet to a point of reverse curvature;
Thence tangent to the preceding curve along the arc of a curve to the left having a radius of 40.00 feet, and a central angle of 43°15'43", an arc length of 30.20 feet to a point of compound curvature;
Thence tangent to the preceding curve along the arc of a curve to the left having a radius of 240.00 feet, and a central angle of 46°27'02", an arc length of 194.57 feet;
Thence tangent to the preceding curve South 00°00'00" West 112.82 feet;
Thence tangent to the preceding course along the arc of a curve to the left having a radius of 180.00 feet, and a central angle of 121°09'30", an arc length of 380.63 feet;
Thence tangent to the preceding curve North 58°50'30" East 658.44 feet;
Thence South 31°09'30" East 294.68 feet to said Northwesterly line of State Route 20 (Oakes Ave.);
Thence along said Northwesterly line South 58°13'56" West 60.00 feet to the true point of beginning;

EXCEPTING therefrom that portion lying within Shoreline Tract No. 1, as described below:

Shoreline Tract No. 1

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Commencing at the Southwest corner of said Government Lot 3;
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Thence North 1°40'47" East, a distance of 3.35 feet to the true point of beginning of this line description;
Thence South 84°06'17" East, a distance of 253.64 feet;
Thence South 88°45'30" East, a distance of 330.91 feet;
Thence North 87°48'35" East, a distance of 192.73 feet;
Thence North 85°35'18" East, a distance of 134.85 feet;
Thence North 62°37'20" East, a distance of 261.45 feet;



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Thence North 63°50'09" East, a distance of 144.43 feet;
Thence North 64°39'33" East, a distance of 53.22 feet to a point on the North projection of the East line of said Government Lot 3;
Thence continuing North 64°39'33" East, a distance of 439.46 feet;
Thence North 65°56'00" East, a distance of 277.28 feet;
Thence North 65°09'34" East, a distance of 213.74 feet;
Thence North 62°49'03" East, a distance of 130.47 feet to a point on the North projection of the West line of BARING ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, page 20, records of Skagit County, Washington, and the terminus of this line description;

AND FURTHER EXCEPTING, a 10.00 foot wide strip of land lying South of and adjacent to the South line of the above described 30.00 foot wide strip; and said 10.00 foot wide strip is bounded on the East by that certain 30.00 foot wide Great Northern Railway Company right-of-way described under Auditor's File No. 313506, records of Skagit County, Washington, and as shown on said Record of Survey recorded under Auditor's File No. 8006190004, record of Skagit County, Washington; and bounded on the West by the West line of said Government Lot 3.

PARCEL D:

TOGETHER WITH the view and landscaping easements established by Easement Agreement recorded September 15, 2006 under Auditor's File No. 200609150178, records of Skagit County, Washington.

Situated in Skagit County, Washington



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