

UNRECORDED



Skagit County Auditor \$73.00
3/19/2015 Page 1 of 2 11:19AM

WHEN RECORDED RETURN

Filed for Record at Request of
Land Title Company of Skagit County
Order No.: 146292-OE

PARTIAL RECONVEYANCE

The undersigned as trustee under that certain Deed of Trust, dated AUGUST 2 2013 in which PW CREEK, INC, A WASHINGTON CORPORATION is grantor and PARKWOOD PLACE HOLDINGS LLC is beneficiary, recorded on AUGUST 2 2013 as Auditor's No. 201308020175 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 persons 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:

PTN SENW AND NENW 22-34-4
SEE ATTACHED LEGAL DESCRIPTION
P27522

Dated MARCH 19 2015

LAND TITLE AND ESCROW COMPANY
(Trustee)

By:

Eldon Brown (Name-Title) Manager

STATE OF WASHINGTON }ss.
COUNTY OF

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 acknowledge that
signed the same as
free and voluntary act and deed, for the uses
and purposes therein mentioned

On this 19TH day of MARCH 2015
before me, that undersigned, a Notary Public in and for the State of
Washington, duly commissioned and sworn, personally appeared
ELDON BROWN to me known to be the
authorized signatory of LAND TITLE & ESCROW CO.
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 to the said instrument

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

GIVEN under my hand and official seal this
day of

Sharon R. Anthony
Sharon R. Anthony

Notary Public in and for the State of Washington,
Residing at
My Appointment expires

Notary Public in and for the State of Washington,
Residing at MOUNT VERNON
My appointment expires 9/6/2017



EXHIBIT "A"

TWIN BROOKS 2 - PHASE 2 BOUNDARY

That portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 22, Township 34 North, Range 4 East, W.M., being more particularly described as follows:

Beginning at the Northeast corner of Tract 4 of Short Plat No. 42-83, approved March 14, 1984 and filed March 19, 1984 in Book 6 of Short Plats, page 127, under Auditor's File No.

8403190045, records of Skagit County, Washington, said point being on the East line of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said subdivision;

Thence North $1^{\circ}20'17''$ East along said East line, said line also being the West line of Skagit Highlands Division IV, recorded under Auditor's File No. 200608230062, and the West line of Skagit Highlands Division 3, recorded under Auditor's File No 200605150163, a distance of 837.51 feet;

Thence North $88^{\circ}39'43''$ West, a distance of 121.83 feet;

Thence North $79^{\circ}43'04''$ West, a distance of 47.00 feet;

Thence South $10^{\circ}16'56''$ West, a distance of 91.79 feet to the beginning of a tangent curve to the left, having a central angle of $1^{\circ}09'54''$, a radius of 323.50 feet, an arc length of 6.58 feet;

Thence North $84^{\circ}23'26''$ West, a distance of 55.07 feet;

Thence South $21^{\circ}56'33''$ West a distance of 130.34 feet to the beginning of a non-tangent curve to the left having a central angle of $3^{\circ}53'02''$, a radius of 200.00 feet, an arc length of 13.56 feet, and a chord bearing South $72^{\circ}41'01''$ East;

Thence South $74^{\circ}37'32''$ East tangent to said curve a distance of 51.28 feet;

Thence South $15^{\circ}22'28''$ West a distance of 47.00 feet;

Thence North $74^{\circ}37'32''$ West a distance of 9.06 feet;

Thence South $13^{\circ}14'12''$ West a distance of 118.05 feet;

Thence North $78^{\circ}37'10''$ West a distance of 75.93 feet;

Thence North $43^{\circ}34'53''$ West, a distance of 30.84 feet;

Thence South $8^{\circ}45'32''$ West, a distance of 110.19 feet;

Thence North $81^{\circ}14'28''$ West, a distance of 55.66 feet;

Thence South $8^{\circ}52'17''$ West, a distance of 115.41 feet;

Thence South $13^{\circ}51'47''$ East, a distance of 150.18 feet;

Thence South $7^{\circ}46'37''$ East, a distance of 128.14 feet to a point on the North line of Tract 3 of said Short Plat;

Thence South $88^{\circ}23'52''$ East along said North line of said Tract 3 and Tract 4, a distance of 387.43 feet to the Point of Beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

P27522

4529Phase2Boundary.docx

