



201704100133

Skagit County Auditor \$74.00
4/10/2017 Page 1 of 2 1:41PM

After recording return to
Name: Guardian Northwest Title
Address: P.O. Box 1667
Mount Vernon, WA 98273

PARTIAL RECONVEYANCE
(Without Satisfaction of the Note)

R170061
Ref #:
Tax Number: P29328, 340431-4015-0202
AF Number: 201612290069
Grantor: GUARDIAN NORTHWEST TITLE AND ESCROW
Grantee: Vargas Real Estate Group LL, a Washington Limited Liability Company, as to Parcels A, B and D, and Vargas Real Estate Group, LLC, as to a 50% interest as to Parcel C

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:

Abbreviated legal:
31-34-4 SE SE (AKA TR A SP 8-73)
Full Legal page 2

Grantor: Vargas Real Estate Group LL, a Washington Limited Liability Company, as to Parcels A, B and D, and Vargas Real Estate Group, LLC, as to a 50% interest as to Parcel C
Beneficiary: Venteurs LLC, a Florida limited liability company
Trustee: GUARDIAN NORTHWEST TITLE AND ESCROW
Dated: December 21, 2016 Recorded: December 29, 2016
AF Number: 201612290069
Volume: Page:

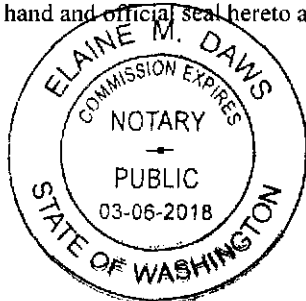
GUARDIAN NORTHWEST TITLE AND ESCROW

By: *Diane K. Doran*
Diane K. Doran, 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 Diane K. Doran to be known to be the Assistant Secretary of GUARDIAN NORTHWEST TITLE AND ESCROW, 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 April 10, 2017



Elaine M. Daws
Elaine M. Daws
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires March 06, 2018



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

LEGAL DESCRIPTION

That portion of the Southeast 1/4 of the Southeast 1/4 of Section 31, Township 34 North, Range 4 East, W.M. described as follows:

Beginning at the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 31; thence South $89^{\circ}13'19''$ West along the North line of said subdivision, a distance of 39.00 feet, to a point on the West boundary of State Highway 99, said point being the true point of beginning; thence continue South $89^{\circ}13'19''$ West along said subdivision line, a distance of 209.57 feet; thence South $0^{\circ}20'48''$ East parallel to the West line of said State Highway 99, a distance of 155.02 feet; thence North $89^{\circ}13'19''$ East, parallel to the North line of said subdivision, a distance of 209.57 feet to a point on the West boundary of said State Highway 99; thence North $0^{\circ}20'48''$ West along said West boundary, a distance of 155.02 feet to the true point of beginning.

Also known as Tract A of Skagit County Short Plat No. 8-73, approved April 2, 1973