

When recorded return to:

Michael A. Winslow
1204 Cleveland Avenue
Mount Vernon, Washington 98273



Skagit County Auditor
1/16/2018 Page

1 of 3 9:00AM \$76.00

FULL RECONVEYANCE

- Grantors:**
1. **Beneficiary:** Sterling Trust Company, Trustee, FBO Martin J. Vezzetti IRA #02024149, William Tod LeHecka IRA #02023665, Phyllis Bolduc-Sitler IRA #02023252, Duane Gilliland IRA #02017960, and Kent B. Haberly IRA #080827.
 2. **Trustee:** Michael A. Winslow, Attorney at Law.

Grantees: James M. Jauron, a single man.

Legal Description (abbreviated):

PTN of NE 1/4 of Sec 31, T36N, R5E, W.M. A.K.A. Tracts 10 and 11 of Survey
Recorded under Auditor File No. 800321

Full legal description set forth in attached Exhibit A.

Assessor's Parcel No. or

Assessor's File Reference No.: 360531-1-004-0703 / P51193
360531-1-003-1009 / P51179

Assigned/Released Documents: 200712110058

Conveyance:

The undersigned, Michael A. Winslow, Attorney at Law, as Trustee under that certain Deed of Trust dated December 6, 2007, in which James M. Jauron, a single man, is the Grantor and Sterling Trust Company, Trustee, FBO Martin J. Vezzetti IRA #02024149, William Tod LeHecka IRA #02023665, Phyllis Bolduc-Sitler IRA #02023252, Duane Gilliland IRA #02017960, and Kent B. Haberly IRA #080827, is the Beneficiary, recorded on December 11, 2007, under Auditor's File Number 200712110058, records of Skagit County, Washington, having received from the Beneficiary under said Deed of Trust a written request to reconvey, reciting that the obligations secured by the Deed of Trust

Full Reconveyance

-1-

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have been fully satisfied, does hereby reconvey, without warranty, to the persons entitled thereto all of the right, title, and interest now held by said Trustee in and to the above described property.

DATED: January 10, 2018.



Michael A. Winslow, Trustee

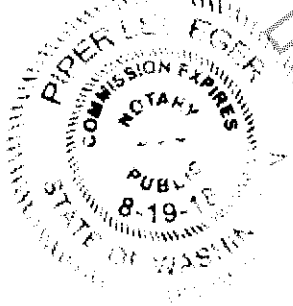
State of Washington)

) ss

County of Skagit)

I certify that I know or have satisfactory evidence that Michael A. Winslow is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes in the instrument.

DATED: January 10, 2018.



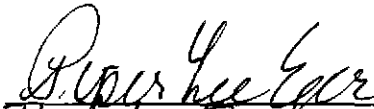

Piper Lee Eger, Notary Public
My commission expires: 8/19/18

EXHIBIT A
Legal description

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

PARCEL "A":

That portion of the Northeast ¼ of Section 31, Township 36 North, Range 5 East, W.M., more particularly described as follows:

Beginning at the Northeast corner of said subdivision; thence North 87°20'58" West along the North line thereof, a distance of 1322.0 feet; thence South 1°08'36" West, a distance of 330.00 feet; thence South 87°20'58" East, a distance of 1322.0 feet to the East line of said subdivision; thence North 1°08'36" East along said East line, a distance of 330.00 feet to the point of beginning; EXCEPTING the East 661 feet thereof as conveyed to Tract L. Skeels and Jill S. Skeels, husband and wife, by deed recorded March 27, 1992 as Auditor's File No. 9203270110. (Also known as Tract 10 of Survey recorded under Auditor's File No. 800321, in Volume 1 of Surveys, page 52, records of Skagit County, Washington.)

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities, 60 feet in width, the centerline of which is described as follows:

Commencing at the existing monument of the Southwest corner of the Northeast ¼ of Section 31, Township 36 North, Range 5 East, W.M.; thence South 88°01'15" East along the South line of said Northeast ¼, a distance of 1314.37 feet to the Southwest corner of the Southeast ¼ of said Northeast ¼; thence continue South 88°01'15" East along said South line, a distance of 8.44 feet; thence North 11°44'52" East 20.29 feet to the true point of beginning, said point being on the North margin of the county road (Fruitdale Road); thence continue North 11°44'52" East along said centerline, a distance of 1572.80 feet to a point hereinafter referred to as Point "X"; thence North 87°20'58" West along said centerline, a distance of 309.03 feet; thence North 01°08'36" East along said centerline, a distance of 690.00 feet, said point being the terminal point for the centerline of this easement. ALSO beginning at Point "X"; thence South 87°20'58" East along said centerline, a distance of 711.74 feet; thence North 01°08'36" East along said centerline, a distance of 30.00 feet; thence North 37°31'59" West along said centerline, a distance of 131.62 feet; thence North 87°20'58" West along said centerline, a distance of 117.95 feet; thence North 2°20'44" West along said centerline, a distance of 390.74 feet; thence North 52°46'31" East along said centerline, a distance of 276.66 feet, said point being the terminal point for the centerline of this easement, the end of said easement being a line running South 87°20'58" East and North 87°20'58" West from said terminal point.

PARCEL "B":

Tract 11 of that certain survey of a portion of Section 31, Township 36 North, Range 5 East, W.M., recorded May 6, 1974, under Auditor's File No. 800321 in Volume 1 of Surveys, page 52, records of Skagit County, Washington. TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across those certain strips of land designated for such purposes on the face of that survey recorded May 6, 1974 in Volume 1 of Surveys, page 52, under Auditor's File No. 800321.