



**201904030032**

04/03/2019 11:09 AM Pages: 1 of 2 Fees: \$100.00  
Skagit County Auditor

AFTER RECORDING RETURN TO:

John W. Weil, Successor Trustee  
121 SW Morrison St, Suite 1850  
Portland, OR 97204

**Land Title and Escrow**

01-167638-F

**FULL RECONVEYANCE**

The undersigned, as successor trustee under that certain Deed of Trust dated April 3, 2000 and recorded on April 5, 2000 in the Records of Skagit County, State of Washington, as Auditor's No. 200004050080 from David Rowland and Trudy Rowland, as Grantor(s), to Oakwood Acceptance Corporation, as Beneficiary, 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 has been fully satisfied, does hereby reconvey, without warranty, to the person(s) entitled thereto all of the right, title, and interest now held by said successor trustee in and to the property situated in Skagit County, Washington legally described as:

**PARCEL "A":**

That portion of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , Section 23, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the North line of said subdivision a distance of 781 feet East of the Northwest corner thereof; thence South a distance of 346.5 feet; thence West a distance of 260 feet to the true point of beginning; thence South a distance of 280 feet; thence West a distance of 220 feet, more or less, to Nookachamps Creek; thence Northerly along said creek to the Southwest corner of a tract conveyed to Fred L. Schleusner, et ux, by deed recorded October 27, 1959, under Auditor's File No. 587207, records of Skagit County, Washington; thence East to the Southeast corner of said Schleusner Tract; thence North along the East line of said tract to a point that is due West of the true point of beginning; thence East to the true point of beginning;

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

That portion of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 23, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the North  $\frac{1}{4}$  corner of said Section 23; thence South 87 degrees 25" East along the North line of said Section 23 a distance of 781 feet; thence South 02 degrees 35'00" West at right angles to said subdivision line, being also noted as South in that certain Real Estate Contract dated May 20, 1970, between Theodore Richey, the Seller, and Wallace A. Wold, the Purchaser, as recorded under

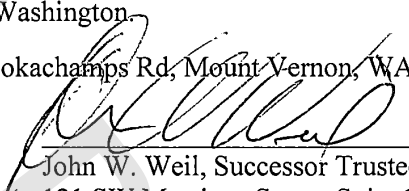
Auditor's File No. 739913, records of Skagit County, Washington, a distance of 346.50 feet; thence North 87 degrees 25' West noted as West in said Real Estate Contract a distance of 260.00 feet to the Northeast corner of said Wold Parcel; thence South 02 degrees 35'00" West along the East line of said Wold Parcel, which is noted as South in said Real Estate Contract a distance of 280.00 feet to the true point of beginning; thence North 02 degrees 35'00" East along the East line of said Wold Parcel a distance of 280.00 feet; thence South 87 degrees 25' East a distance of 34.45 feet; thence South 05 degrees 49'01" East a distance of 296.07 feet; thence South 84 degrees 11'22" West a distance of 170.00 feet, more or less, to Nookachamps Creek; thence Northerly along said Creek a distance of 40 feet, more or less, to the intersection with a line bearing North 87 degrees 25'00" West from the true point of beginning; thence South 87 degrees 25'00" East a distance of 100 feet, more or less, to the true point of beginning.

TOGETHER WITH an easement for road and utility purposes over and across the following described tract:

Beginning at a point 466 feet East of the Northwest corner of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 23; thence South a distance of 346.5 feet, more or less, to the Southwest corner of a tract conveyed to Orville Garber and Isola Garber, husband and wife, by deed recorded October 21, 1969, under Auditor's File No. 586935, records of Skagit County, Washington; thence East along the South line of said Garber Tract a distance of 20 feet; thence North a distance of 346.5 feet, more or less, to a point on the North line of said subdivision that is 20 feet East of the point of beginning; thence West to the point of beginning;

Situate in the County of Skagit, State of Washington.

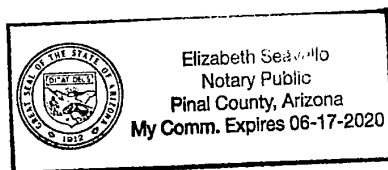
and more commonly known as 15046 Nookachamps Rd, Mount Vernon, WA 98273.

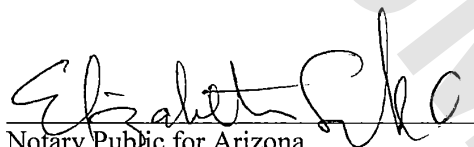
  
John W. Weil, Successor Trustee  
121 SW Morrison Street, Suite 1850  
Portland, OR 97204  
Telephone: (503) 894-9900

STATE OF ARIZONA  
County of Pinal

On this day personally appeared before me John W. Weil, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

DATED: March 27, 2019.



  
Notary Public for Arizona