



201912020110

12/02/2019 10:18 AM Pages: 1 of 5 Fees: \$107.50  
Skagit County Auditor

When Recorded Return To:  
GUARDIAN NORTHWEST TITLE AND ESCROW  
P. O. Box 1667  
Mt. Vernon, Wa. 98273  
115877

**DECLARATION OF PAYMENT OF DEED OF TRUST**

Deed of Trust Recording Number: 201605030044 & 201605030045 *Assignment of Rents*  
Granted by: QUALITY SEAFOOD SERVICES, LLC  
Abbreviated Legal Description: PTN OF AMENDED PLAT OF BURLINGTON  
Tax Parcel Number: 340405-0-021-0100 P110607; 4076-056-006-0100 P112853  
Additional Legal Description attached as Exhibit A on Page 3.

The undersigned is an escrow agent licensed by the Washington State Department of Financial Institutions, a title insurer or title insurance agent licensed by the Washington State Office of the Insurance Commissioner, or an attorney admitted to practice law in the state of Washington (hereinafter "Escrow Agent"). Pursuant to the authority of RCW 61.24.110(3), the Escrow Agent hereby declares, as shown below, that it delivered payment pursuant to the Beneficiary's written demand, that payment was sufficient to satisfy the Beneficiary's demand, that the Escrow Agent received no objection, and that a reconveyance was not recorded within 120 days thereafter:

Deed of Trust dated April 27, 2016, recorded on May 3, 2016, as Auditor's File  
201605030044 and  
No. 201605030045, records of Skagit County, Washington.  
Granted by: QUALITY SEAFOOD SERVICES, LLC  
Trustee now appearing of record: CHICAGO TITLE COMPANY OF WASHINGTON  
Present Beneficiary: FIRST SECURITY BANK OF WASHINGTON  
Loan Number (if known): \_\_\_\_\_  
Amount of Beneficiary's Demand: \$ 293,583.10  
Amount delivered by Escrow Agent: \$ 293,583.10  
Payment delivery method: wire  
Payment delivered on: July 6, 2018

The legal description of the real property encumbered by the Deed of Trust is attached hereto as Exhibit A.

IN WITNESS WHEREOF, the Escrow Agent has signed this Declaration on this 27<sup>th</sup> day of November, 2019. 2019 2019

[Escrow Agent Company or Attorney]

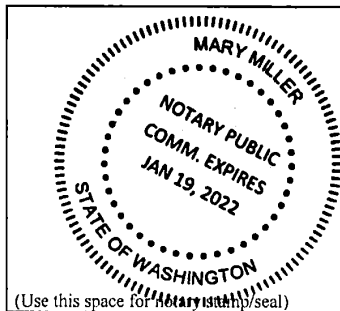
By: GUARDIAN NORTHWEST TITLE AND ESCROW  
Its: Diane Doran  
DIANE DORAN, SECRETARY

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that DIANE DORAN

(is/are) the person(s) who appeared before me, and said person(s) acknowledged that SHE signed this instrument, on oath stated that SHE IS authorized to execute the instrument and acknowledge it as the SECRETARY of GUARDIAN NW title and escrow to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated:



Mary Miller  
Print Name: Mary Miller  
NOTARY PUBLIC in and for the State of Washington,  
residing at Stanwood  
My appointment expires: 01.19.2022  
DATED: 11/27/2019

**ALTA COMMITMENT FOR TITLE INSURANCE**  
**ISSUED BY STEWART TITLE GUARANTY COMPANY**

File No. 115877

**Exhibit A**

**PARCEL A:**

Those portions of Lots 3, 4, 5 and 6, Block 56, Amended Plat of Burlington, Washington, as per plat recorded in Volume 3 of Plats, Page 17, in the Office of the County Auditor of Skagit County, Washington, together with a portion of the 300.0 foot wide Station Ground property conveyed to the Seattle and Montana Railway Company by Deed recorded November 1, 1892, in Volume 25 of Deeds, Page 149, at Burlington, Washington, being 200.0 feet wide on the Westerly side and 100.0 feet wide on the Easterly side of said Railroad Company's Main Track centerline as now located and constructed upon, over and across the South 1/2 of the Southwest 1/4 of Section 32, Township 35 North, Range 4 East of the Willamette Meridian, Skagit County, Washington described as follows, to-wit:

Beginning at the Southeast corner of Lot 9, Block 57, Amended Plat of Burlington, Washington, said corner being on the North line of Greenleaf Avenue and 200.0 feet Westerly, as measured at right angles from Burlington Northern Railroad Company's (formerly Great Northern Railway Company) Main Track centerline, as now located and constructed; thence Northwesterly parallel with said Main Track centerline 279 feet, more or less, to the Southeast corner of Lot 6, Block 56, Amended Plat of Burlington, Washington; thence West along the South line of said Block 56 a distance of 119 feet, more or less, to the Southwest corner of Lot 3, Block 56, Amended Plat of Burlington, Washington; thence North along the West line of said Lot 3 a distance of 80 feet, more or less, to a point being 25.0 feet Southerly, as measured radially from said Railroad Company's Westerly Wye Track centerline, as now located and constructed; thence Southeasterly along a line drawn concentric with and 25.0 feet Southerly, as measured radially from said Wye Track centerline along a curve concave to the Southwest having a radius of 434.28 feet a distance of 368 feet, more or less, to the intersection with a line drawn parallel with and distant 50.0 feet Westerly, as measured at right angles from said Main Track centerline; thence Southeasterly parallel with said Main Track centerline 126 feet, more or less, to the Easterly extension of the North line of said Greenleaf Avenue; thence West along said Easterly extension of the North line of said Greenleaf Avenue 151.7 feet, more or less, to the point of beginning.

TOGETHER WITH that portion of Vernon Street that would attach by operation of law pursuant to the City of Burlington Vacation Ordinance No. 436, filed on August 7, 1946.

Situated in Skagit County, Washington.

**\*\*Legal description continued on next page\*\***

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its Issuing agent that may be in electronic form.*

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 Commitment No.: ALTA Commitment For Title Insurance 8-1-16

Order No: 115877

PARCEL B:

The Westerly 159.50 feet of Burlington Northern Railroad Company's (formerly Great Northern Railway Company) 300.00 foot wide Station Ground property, as acquired by Deed recorded November 1, 1892, in Volume 25 of Deeds, Page 149, at Burlington, Washington, being 200.0 feet wide on the Westerly side and 100.0 feet wide on the Easterly side of said Railroad Company's Main Track centerline as now located and constructed upon, over and across the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 5, Township 34 North, Range 4 East, W.M., and the Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 32, Township 35 North, Range 4 East, W.M., Skagit County, Washington, lying between two (2) lines drawn parallel with and distant, respectively, 40.50 feet and 200.00 feet Westerly as measured at right angles from said Main Track centerline, bounded on the North by the South line of Greenleaf Avenue and bounded on the South by a line drawn at a right angle to said Main Track centerline through a point on the Easterly line of Lot 1, Block 134, of the "First Addition to Burlington, Washington", distant 100.00 feet Southerly of the Northeast corner of said Lot 1, as measured along said Easterly line of Lot 1, as per plat recorded in Volume 3 of Plats, Page 11, Records of Skagit County, Washington.

TOGETHER WITH that portion of said Railroad Company's property described as follows:

Commencing at said Northeast corner of Lot 1; thence Southerly along said Easterly line of Lot 1, a distance of 100.00 feet to the true point of beginning; thence continuing Southerly along said Easterly line, 29.00 feet; thence Easterly at a right angle to said Main Track centerline, 5.50 feet; thence Northerly parallel with said Easterly line of Lot 1, a distance of 29.00 feet; thence Westerly at a right angle to said Main Track centerline, 5.50 feet to the true point of beginning.

Situated in Skagit County, Washington.

PARCEL C:

Lots 1, 14 and 15, Block 73, AMENDED PLAT OF BURLINGTON, according to the plat thereof, recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington;

TOGETHER WITH those portions of the vacated alley adjoining said Lots 1, 14 and 15, of said Block 73 and vacated Orange Street adjoining said Lot 1, of Block 73, which have attached thereto by operation of law.

Situated in Skagit County, Washington.

\*\*Legal description continued on next page\*\*

Order No: 115877

PARCEL D:

All of Block 57, AMENDED PLAT OF BURLINGTON, according to the plat thereof, recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington;

TOGETHER WITH vacated alley in said Block 57, which have attached to said premises by operation of law.

AND TOGETHER WITH that portion of Vernon Street that would attach by operation of law pursuant to the City of Burlington vacation Ordinance No. 436, filed on August 7, 1946.

EXCEPT that portion deeded to the City of Burlington by Statutory Warranty Deed recorded April 4, 1996 under Auditor's File No. 9604040096, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL E:

Lots 1, 2, 3, 9, 10, 11 and 12, Block 72, AMENDED PLAT OF BURLINGTON, according to the plat thereof, recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington;

TOGETHER WITH that portion of the vacated alley adjoining said Lots 1 through 3, and 9 through 12, of said Block 72, and vacated Orange Street adjoining said Lots 11 and 12, of said Block 72, which upon vacation have attached to said premises by operation of law.

EXCEPT that portion deeded to the City of Burlington by Statutory Warranty Deed recorded April 4, 1996 under Auditor's File No. 9604040097, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL F:

Lots 2, 3, 12 and 13, Block 73, AMENDED PLAT OF BURLINGTON, according to the plat thereof, recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington;

TOGETHER WITH those portions of the vacated alley adjoining said Lots 2, 3, 12 and 13, of said Block 73 and vacated Orange Street adjoining said Lots 2 and 3, of Block 73, which have attached thereto by operation of law.

EXCEPT that portion as quieted under Stipulation and Judgment Quieting Title filed August 9, 2007 under Skagit County Superior Court Cause No. 05-2-01072-2.

Situated in Skagit County, Washington.