

AFTER RECORDING MAIL TO:

Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273



202011060094

11/06/2020 10:57 AM Pages: 1 of 6 Fees: \$108.50
Skagit County Auditor

SATISFACTION OF MORTGAGE

Reference Nos.: 201601190093 (Mortgage)

Grantors: PARAMVEER S. CHEEMA and
RAVINDER K. CHEEMA, husband and wife;

Grantee: ARTH, LLC, a Washington limited liability company

Abbreviated Legal: Ptn NW ¼ SE ¼, 26-34-3E W.M.
Ptn Tract C of Rev. SP No. 46-81, 26-34-3E, W.M.

Additional legal on page: Exhibit "A"

Assessor's Tax Parcel Nos.: P22816 / 340326-4-006-0003
P109057 / 340326-1-004-0200

KNOW ALL MEN BY THESE PRESENTS:

That PARAMVEER S. CHEEMA and RAVINDER K. CHEEMA, husband and wife, are the owners and holders of that certain Mortgage bearing the date of December 31, 2015, executed by ARTH, LLC, a Washington limited liability company, to secure the payment of the sum of Four Hundred Fifty Thousand and no/100 Dollars (\$450,000.00), including any interest, advances or other obligations secured thereby, to PARAMVEER S. CHEEMA and RAVINDER K. CHEEMA, husband and wife, which Mortgage was recorded in the office of the County Auditor of Skagit County, State of Washington, on January 19, 2016, under File Number 201601190093 ("Cheema Mortgage");

And, said Cheema Mortgage has been fully satisfied and discharged, and said parties do hereby authorize and direct the County Auditor to enter full satisfactions thereof of record for the property legally described as:

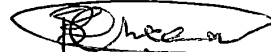
See Exhibit "A" attached hereto and incorporated herein by this reference.

Commonly known as:

16648 Jungquist Road, Mount Vernon, Skagit County, Washington.

16645 Jungquist Road, Mount Vernon, Skagit County, Washington.

DATED: 10/30/2020, 2020.



PARAMVEER-S. CHEEMA



RAVINDER K. CHEEMA

(acknowledgments follow)

State of _____)
) ss
County of _____)

See attached certificate

I certify that I know or have satisfactory evidence that PARAMVEER S. CHEEMA 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 mentioned in the instrument.

Dated: _____, 2020.

See attached certificate

See attached certificate

(Signature)
NOTARY PUBLIC
Printed name: _____
My appointment expires: _____

State of _____)
) ss
County of _____)

See attached certificate

I certify that I know or have satisfactory evidence that RAVINDER K. CHEEMA is the person who appeared before me and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

See attached certificate

Dated: _____, 2020.

See attached certificate

(Signature)
NOTARY PUBLIC
Printed name: _____
My appointment expires: _____

Exhibit "A"

Parcel A:

That portion of Tract C of Revised Short Plat No. 46-81, approved August 18, 1981 and recorded August 25, 1981 in Book 5 of Short Plats, at page 119 under Auditor's File No. 8108250001, records of Skagit County, Washington, being a portion of Section 26, Township 34 North, Range 3 East, W.M., being more particularly described as follows:

Beginning at the Northeast corner of Tract B of said Short Plat 46-81;
Thence North $0^{\circ}25'41''$ East, a distance of 1,970.75 feet to the North line of said Tract C;
Thence South $89^{\circ}48'10''$ East, along the North line of said Tract C, a distance of 1,320.63 feet to the Northeast corner of said Tract C;
Thence South $0^{\circ}41'31''$ West along the East line of said Tract C, a distance of 1,086.68 feet; thence North $89^{\circ}37'43''$ West, a distance of 243.16 feet to the Northwest corner of Tract A of said Short Plat;
Thence South $0^{\circ}41'31''$ West, 232.56 feet to the Southwest corner of said Tract A;
Thence South $89^{\circ}37'43''$ East, along the South line of said Tract A, a distance of 93.16 feet;
Thence South $0^{\circ}41'31''$ West, a distance of 125.00 feet;
Thence South $89^{\circ}37'43''$ East, a distance of 150.00 feet;
Thence South $0^{\circ}41'31''$ West, a distance of 1,174.24 feet to the Southeast corner of said Tract C;
Thence North $89^{\circ}27'09''$ West along the South line of said Tract C, a distance of 933.56 feet;
Thence North $0^{\circ}25'41''$ East, a distance of 580.80 feet;
Thence North $89^{\circ}27'09''$ West, a distance of 375.00 feet to the East line of said Tract B;
Thence North $0^{\circ}25'41''$ East along the East line of said Tract B, a distance of 58.85 feet to the Point of Beginning;

EXCEPT Jungquist and Kamb Roads along the South and East lines thereof;

ALSO EXCEPTING that portion described as follows:

Beginning at the intersection of the center lines of Kamb Road and Jungquist road;
Thence North, along the center line of Kamb Road, a distance of 620 feet;
Thence West, parallel to the center line of Jungquist Road, a distance of 325 feet;
Thence South, parallel to the center line of Kamb Road, a distance of 390 feet;
Thence West, parallel to the center line of Jungquist Road, a distance of 135 feet;
Thence South, parallel to the center line of Kamb Road, a distance of 230 feet, more or less, to the center line of Jungquist Road;
Thence East, along said center line, a distance of 460 feet, more or less, to the point of beginning.

EXCEPT the East 20 feet for Kamb Road and the South 20 feet for Jungquist Road.

EXHIBIT "A"
(consisting of two pages)

TOGETHER WITH a non-exclusive easement to construct, re-construct, place and replace, repair and maintain a water line over, under, across and through the West 10 feet of the East 265 feet of the above described excepted property.

ALSO, TOGETHER WITH an easement for existing water line as reserved in Deed recorded October 17, 2003, as Auditor's File No. 200310170024, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Parcel B:

The Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 26, Township 34 North, Range 3 East, W.M.,

EXCEPT County road, dike and drainage ditch rights-of-way,

AND EXCEPT the East 330 feet of that portion of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, lying West of the County Road running North and South along the East line of said subdivision.

TOGETHER WITH that portion of Tract C of Revised Short Plat No. 46-81, approved August 18, 1981 and recorded August 25, 1981 in Book 5 of Short Plats, page 119, under Auditor's File No. 8108250001, records of Skagit County, Washington, being a portion of Section 26, Township 34 North, Range 3 East, W.M., more particularly described as follows:

Beginning at the intersection of the centerlines of Kamb Road and Jungquist Road;
Thence North along the centerline of Kamb Road, a distance of 620 feet;
Thence West parallel to the centerline of Jungquist Road, a distance of 325 feet;
Thence South parallel to the centerline of Kamb Road, a distance of 390 feet;
Thence West parallel to the centerline of Jungquist Road, a distance of 135 feet;
Thence South parallel to the centerline of Kamb Road, a distance of 230 feet, more or less, to the centerline of Jungquist Road;
Thence East along said centerline, a distance of 460 feet, more or less, to the point of beginning.

EXCEPT the East 20 feet for Kamb Road and the South 20 feet for Jungquist Road

Situate in the County of Skagit, State of Washington.

EXHIBIT "A"
(consisting of two pages)

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Los Angeles }

On October 30, 2020 before me, Jillian Ibarra, a Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Ravinder K. Cheema, Paramveer S. Cheema
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature [Handwritten Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Satisfaction of Mortgage

Document Date: October 30, 2020 Number of Pages: 01

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

Corporate Officer - Title(s): _____ Corporate Officer - Title(s): _____

Partner - Limited General Partner - Limited General

Individual Attorney in Fact Individual Attorney in Fact

Trustee Guardian or Conservator Trustee Guardian or Conservator

Other: _____ Other: _____

Signer is Representing: _____ Signer is Representing: _____