

After recording, mail to:

Vivien K. Chang
Chang Law Group PC
3006 Northup Way, Suite 100
Bellevue, WA 98004

DEED OF RECONVEYANCE

XIAODONG CUI and XIAOFENG CUI were the Borrowers, and OLD REPUBLIC TITLE was the Trustee, and SBM CAPITAL, LLC, a Washington limited liability company was the Beneficiary under that certain Deed of Trust dated June 9, 2021, in the amount of \$525,000.00 and recorded in Skagit County, Washington under Auditor File # 202106160032. On 1st day of August 2022, the Beneficiary, SBM CAPITAL, LLC, appointed Smythe and Jones, PLLC as successor trustee under said Deed of Trust.

See legal description in **EXHIBIT A** attached herein.
Parcel ID #: P20684

SMYTHE & JONES PLLC, as Trustee under said Deed of Trust having received from the Beneficiary under said Deed of Trust a written request to reconvey, reciting that the obligation(s) secured by the Deed of Trust have been fully satisfied, does hereby grant, bargain, sell and reconvey, unto the parties entitled thereto all right, title and interest which was heretofore acquired by said Trustee under said Deed of Trust.

DATED this 2nd day of August, 2022.

SMYTHE & JONES PLLC, Trustee

Marianne K Jones
By: Marianne K Jones
Its: Managing Member

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 2nd day of August, 2022, I certify that I know or have satisfactory evidence that Marianne Jones of SMYTHE & JONES PLLC is the person who appeared before me, and said person acknowledged that s/he signed this instrument, and acknowledged it as his/her free and voluntary act for the uses and purposes mentioned in the instrument.

WITNESS my hand and official seal.

Stacey L Smythe
Notary Public in and for the State of Washington
Residing in Bellevue, Washington
My commission expires: 6-9-24
PUBLIC
COMMISSION EXPIRES 6-9-24
STATE OF WASHINGTON

Exhibit A

THAT PORTION OF LOT 4 OF SHORT PLAT NUMBER PL00-0408 AS APPROVED ON JULY 31, 2002 AND RECORDED AUGUST 1, 2002 UNDER AUDITOR'S FILE NUMBER 200208010118, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING IN SECTIONS 13 AND 24, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M. AND ALSO IN SECTION 19, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., LYING SOUTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 4 OF SHORT PLAT NUMBER PL02-0485 AS APPROVED ON SEPTEMBER 13, 2002 AND RECORDED SEPTEMBER 16, 2002 UNDER AUDITOR'S FILE NUMBER 200209160059, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING IN SECTIONS 13, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M. AND ALSO IN SECTION 18, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.;

THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 4 OF SAID SHORT PLAT NUMBER PL02-0485 TO THE SOUTHEAST CORNER OF SAID SECTION 13, AS SHOWN OF THE "PLAT OF SKAGIT BEACH NO. 1", AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 71, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE S 88-45-40 WEST, 2199.86 FEET ALONG THE SOUTH LINE OF SAID SECTION 13, AS SHOWN OF THE "PLAT OF SKAGIT BEACH NO. 1", TO A POINT ON THE EAST LINE OF TRACT "E" OF SAID "PLAT OF SKAGIT BEACH NO. 1 WHICH BEARS N 45-28-30 E, 100.95 FEET FROM THE SOUTHEAST CORNER OF SAID TRACT "E", AND WHICH POINT IS THE TRUE POINT OF BEGINNING;

THENCE N 88-45-40 E, 58.34 FEET ALONG THE SOUTH LINE OF SAID SECTION 13 TO A POINT ON A LINE THAT IS 40 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF TRACT "E" OF SAID "PLAT OF SKAGIT BEACH NO. 1";

THENCE S 45-28-30 W, 130.52 FEET ALONG SAID PARALLEL LINE;
THENCE S 9-44-00 W, 53.06 FEET ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID "PLAT OF BEACH NO. 1" TO AN EXISTING DITCH; THENCE S 66-31-59 E, 18.50 FEET ALONG SAID DITCH;
THENCE S 32-54-23 E, 22.50 FEET ALONG SAID DITCH; THENCE S 10-11-32 E, 38.03 FEET ALONG SAID DITCH;
THENCE S 1-18-54 W, 161.19 FEET ALONG SAID DITCH;
THENCE S 2-55-57 E, 65.76 FEET ALONG SAID DITCH;
THENCE S 17-42-52 E, 84.23 FEET ALONG SAID DITCH;
THENCE S 31-14-08 E, 81.72 FEET ALONG SAID DITCH;
THENCE S 39-47-07 E, 108.82 FEET ALONG SAID DITCH;
THENCE S 48-43-40 E, 131.89 FEET ALONG SAID DITCH;
THENCE S 29-41-21 E, 110.25 FEET ALONG SAID DITCH;
THENCE S 12-50-42 E, 174.01 FEET ALONG SAID DITCH;
THENCE S 16-17-21 E, 137.92 FEET ALONG SAID DITCH;
THENCE S 21-45-41 E, 105.65 FEET ALONG SAID DITCH;
THENCE S 42-03-59 E, 161.32 FEET ALONG SAID DITCH;
THENCE S 53-43-28 E, 133.16 FEET ALONG SAID DITCH;
THENCE S 49-24-40 E, 115.89 FEET ALONG SAID DITCH;
THENCE S 68-41-03 E, 162.43 FEET ALONG SAID DITCH;
THENCE S 1-21-14 E, 61.40 FEET ALONG SAID DITCH;
THENCE S 19-06-04 W, 93.09 FEET ALONG SAID DITCH;
THENCE S 14-08-21 W, 69.28 FEET ALONG SAID DITCH;
THENCE S 29-51-07 E, 100.06 FEET ALONG SAID DITCH;
THENCE S 58-48-26 E, 98.92 FEET ALONG SAID DITCH;
THENCE S 70-48-24 E, 102.92 FEET ALONG SAID DITCH;
THENCE S 58-20-31 E, 90.89 FEET ALONG SAID DITCH;
THENCE S 31-17-46 E, 194.07 FEET ALONG SAID DITCH;
THENCE S 40-36-49 E, 57.94 FEET ALONG SAID DITCH;
THENCE S 44-44-37 E, 72.81 FEET ALONG SAID DITCH;
THENCE S 22-10-31 E, 126.83 FEET ALONG SAID DITCH;
THENCE S 5-21-14 E, 121.88 FEET ALONG SAID DITCH;
THENCE S 0-34-30 W, 57.89 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24 AND THE TERMINUS OF SAID LINE AT A POINT THAT IS N 89-25-30 W, 836.36 FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 24 (EAST 1/4 CORNER OF SAID SECTION 24).

EXCEPT THAT PORTION THEREOF LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

Exhibit A (continued)

COMMENCING AT THE SOUTHEAST CORNER OF LOT 4 OF SHORT PLAT NUMBER PL02-0485 AS APPROVED ON SEPTEMBER 13, 2002 AND RECORDED SEPTEMBER 16, 2002 UNDER AUDITOR'S FILE NUMBER 200209160059, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING IN SECTION 13, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M. AND ALSO IN SECTION 18, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.;

THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 4 OF SAID SHORT PLAT NUMBER PLO2-0485 TO THE CORNER COMMON TO SECTIONS 18 AND 19, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., AND SECTIONS 13 AND 24, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., AS SHOWN ON THE "PLAT OF SKAGIT BEACH NO. 1", AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 71, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE S 0-04 E ALONG THE EAST LINE OF SAID SECTION 24, 1248.2 FEET TO THE TRUE POINT OF BEGINNING;

THENCE S 88-45-40 W ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION 24 AS SHOWN ON THE "PLAT OF SKAGIT BEACH NO. 1", 2805.33 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID LOT 4 OF SHORT PLAT NUMBER PL00-0408, BEING ALSO A POINT ON THE EAST LINE OF TRACT "A" OF THE "PLAT OF SKAGIT BEACH DIV. NO. 4" AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 45, UNDER AUDITOR'S FILE NUMBER 843908, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THE TERMINUS OF THIS LINE DESCRIPTION, FROM WHICH POINT THE EASTERLY CORNER COMMON TO LOT 7 AND LOT 8 OF SAID "PLAT OF SKAGIT BEACH DIV. NO. 4" BEARS S 88-45-40 W, 50.05 FEET, MORE OR LESS.

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

Parcel ID #: P20684, P122145