

POOR ORIGINAL

After recording return to:

Name: ED YOUNG
Address: 7807 INVERNESS DRIVE
Arlington, WA 98223

PARTIAL RECONVEYANCE

R220175
Ref Number:
Tax Number: P100182/3915-000-057-200
AF Number: 202102160126
Grantor: GUARDIAN NORTHWEST TITLE AND ESCROW
Grantee: SEA-VAN LLC, A WASHINGTON LIMITED LIABILITY COMPANY BY ITS MANAGER
TIONG NGIE KIANG

The Undersigned as trustee under that certain Deed of trust which is identified below, having received from the beneficiary under said Deed of Trust a written request to reconvey a portion of the real property which is described therein, does hereby reconvey, without warranty, to the person(s) entitled thereto all of the right, title and interest now held by said Trustee in and to the property described in said Deed of Trust recorded in Skagit County Washington, as follows:

Beginning at the Southwest corner of said Lot 57; thence North 89 degrees 04' 37" East the South line thereof, a distance of 173.00 feet; thence North 1 degree 06'30" West, a distance of 264.40 feet; thence Easterly on a non-tangent curve concave to the South, whose radius point bears South 7 degrees 44'02" East, a distance 678.39 feet, having a delta of 4 degrees 14'13", an arc distance of 50.17 feet to the East line thereof, a distance of 73.50 feet; thence South 78 degrees 04'37" West, a distance of 223.00 feet to the West line of said Lot 57; thence South 1 degree 06'30" East, a distance of 342.00 feet to the point of beginning, EXCEPT that portion described as follows:

Commencing at the Southeast corner of said Tract 57; thence North 01 degrees 06'30" West along the East 1 line said of Tract 57, distance of 268.50 feet to the intersection with a non-tangent curve, having a radius point bearing South 03 degrees 29'49" East, a distance of 678.39 feet, said point being the true point of beginning of this description; thence Westerly along the arc of said curve to the left through a central angle of 19 degrees 13'53" an arc distance of 227.70 feet; thence South 67 degrees 16'18" West, a distance of 1.42 feet to the intersection with the West 1 line of said Tract 57; thence North 01 degrees 06'30" West said West line, a distance of 64.18 feet to the intersection with a non-tangent curve having a radius point bearing South 21 degrees 00'12" East, a distance of 738.39 feet; thence Easterly along the arc of said curve to the right central angle of 17 degrees 42'02", an arc distance of 228.11 feet to the intersection with the East 1 line of said Tract 57; thence South 01 degrees 06'30" East, a distance of 60.05 feet to the true point of beginning.

Grantor: SEA-VAN LLC, A WASHINGTON LIMITED LIABILITY COMPANY BY ITS MANAGER TIONG NGIE KIANG
Beneficiary: LIGROW INVESTMENTS LIMITED
Trustee: GUARDIAN NORTHWEST TITLE AND ESCROW
Dated: February 08, 2021 Recorded: February 16, 2021
AF Number: 202102160126
Volume:
Page:

GUARDIAN NORTHWEST TITLE AND ESCROW

By: *[Signature]*
Katie Hickok, Assistant Secretary

State of Washington)
) ss.
County of Skagit)

On this day, before me, the undersigned, a Notary Public in and for the State aforesaid duly commissioned and sworn, personally appeared Katie Hickok to be known to be the Assistant Secretary of GUARDIAN NORTHWEST TITLE AND ESCROW, the corporation that executed the foregoing instrument, and acknowledged to said Assistant Secretary to be the free and voluntary act and deed of said corporation, for the uses and purposes therein expressed. My commission expires on oath stated that He/She is authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed November 29, 2022



[Signature]
Eleanor Romero
Notary Public in and for the State of Washington
Residing at Skagit County