

11:15AM

Skagit County Auditor 11/19/2002 Page 1 of 2

Name: Address: ISLAND TITLE CO.

819 S. Burlington Blvd.

Burlington, WA 98233

## PARTIAL RECONVEYANCE

R020734

Ref#:

BE6634

Tax Number:

3863-000-073-0002

AF Number:

200107110042

**Grantor:** 

FIRST AMERICAN TITLE COMPANY

Grantee:

ROBERT L. SAGER & JANICE L. SAGER, husband and wife.

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:

See Attached Exhibit "A"

Grantor:

ROBERT L. SAGER & JANICE L. SAGER, husband and wife.

Beneficiary:

PEOPLES BANK

Trustee:

FIRST AMERICAN TITLE COMPANY

Dated:

July 06, 2001

Recorded:

July 11, 2001

AF Number:

200107110042

Volume:

Page:

FIRST AMERICAN TITLE COMPANY

By: Wanek Poran
Diane K. Doran, Assistant Secretary

State of Washington

. . .

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 Diane K. Doran to be known to be the Assistant Secretary of FIRST AMERICAN TITLE COMPANY, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that He/She is authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed November 14, 2002

Tim

Peggy A. Brown

Notary Public in and for the State of Washington

Residing at Burlington

My apointment expires April 01, 2003

OF WASHINGTON



First American Title

Company of Skagit County P.O.Box 1667 Mt. Vernon, WA 98273

## LISSER & ASSOCIATES, PLLC

320 Milwaukee St PO Box 1109 Mount Vernon WA 98273 (360) 419-7442 FAX (360) 419-0581

Exhibit "A"

October 15, 2002

Boundary Line Adjustment Description Sager to Sager

That portion of Tract 73 of "First Addition to Big Lake Waterfront Tracts," according to the Plat recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, and being a portion of Parcel "B" of that certain property described on Statutory Warranty Deed to Robert L. Sager and Janice C. Sager, husband and wife, recorded under Skagit County Auditor's File No. 8112210049, and also shown on that certain Record of Survey map recorded in Volume 2 of Surveys, page 200, under Auditor's File No. 7910250040, and being more particularly described as follows:

Commencing at the Northwest corner of said Tract 73; thence North 44°42'50" East along the Northerly line of said Tract 73 for a distance of 178.82 feet, more or less, to the Easterly right-of-way margin of a County road known as the H. C. Peters Road; thence South 49°21'30" East along said Easterly margin for a distance of 20.00 feet to the Southeasterly corner of said Sager Parcel "B" and being the TRUE POINT OF BEGINNING;

thence North 37°11'54" East along the Southeasterly line of said Sager Parcel "B", for a distance of 81.28 feet;

thence North 45°17'10" West, 4.32 feet;

thence South 44°42'50" West parallel with the Northerly line of said Tract 73 for a distance of 42.00 feet;

thence North 45°17'10" West, 5.00 feet, more or less, to said Northerly line of Tract 73;

thence South 44°42'50" West along said Northerly line 40.00 feet, more or less, to said Easterly right-of-way margin of H. C. Peters Road at a point bearing North 49°21'30" West from the TRUE POINT OF BEGINNING; thence South 49°21'30" East along said Easterly right-of-way margin 20.00 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

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