



200302190076

Skagit County Auditor

2/19/2003 Page

1 of

2 11:42AM

WHEN RECORDED RETURN TO

Name Frontier Bank

Address P.O. Box 1124

City, State, Zip Mount Vernon Wa 98273



Land Title Company

FILED FOR RECORD AT REQUEST OF

LAND TITLE COMPANY

Partial Reconveyance

105138-PE

The undersigned as trustee under that certain Deed of Trust dated August 15 2002,
in which BUCHANAN AVE INC., A WASHINGTON LIMITED LIABILITY COMPANY is grantor
and FRONTIER BANK is
beneficiary, recorded on 8-16-2002, as Auditor's File No. 200208160100, records
of Skagit County, Washington, having received from the beneficiary under said Deed
of Trust a written request to reconvey a portion of the real property described in said deed, does hereby
reconvey, without warranty, **to the person(s) entitled thereto**, the right, title and interest now held
by said trustee in and to the portion of the real property described in said Deed of Trust, situated in
Skagit County, Washington, as follows:

ptn Lot 11, Block 5 Bingham Acreage

3864-005-011-0000/118431

See Attached Legal Description

LAND TITLE COMPANY OF SKAGIT COUNTY

(Trustee)

Dated February 19 2003

By BILL RONHAAR

BILL RONHAAR

MANAGER

STATE OF WASHINGTON }
COUNTY OF Skagit } ss.

STATE OF WASHINGTON }
COUNTY OF Skagit } ss.

On this day personally appeared before me

to me known to be the individual described in and who
executed the within and foregoing instrument, and ac-
knowledgeed that BILL RONHAAR signed the same as
free and voluntary act and deed,
for the uses and purposes therein mentioned.

On this 19th day of February 2003,
before me, the undersigned, a Notary Public in and for the State of Washington,
duly commissioned and sworn, personally appeared

BILL RONHAAR, to me known to be
the authorized signatory of LAND TITLE COMPANY, the
corporation that executed the foregoing instrument, and acknowledged 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 is
authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above
written

GIVEN under my hand and official seal this
day of

SHARON R. ANTHONY
STATE OF WASHINGTON
NOTARY PUBLIC

Notary Public in and for the State of Washington,
residing at
My appointment expires

Sharon R. Anthony

SHARON R. ANTHONY
Notary Public in and for the State of Washington,
residing at MOUNT VERNON
My appointment expires 9/6/2005

DESCRIPTION:

Lot 11, all in Block 5, EXCEPT the South 6.1 feet thereof, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

TOGETHER WITH easements for ingress, egress and utilities as described in Amended Declaration of Easement recorded September 17, 2001, under Auditor's File No. 200109170140, records of Skagit County, Washington.

TOGETHER WITH non-exclusive easements for ingress, egress, utilities and drainage and the joint use and maintenance of the same as established in Declaration of Easement dated August 20, 2001, recorded September 17, 2001, under Auditor's File No. 200109170140, and amended by instrument recorded January 17, 2003, under Auditor's File No. 200301170133, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



200302190076
Skagit County Auditor