

WHEN RECORDED RETURN TO

Name .....

Address .....

City, State, Zip .....



200303250095

Skagit County Auditor

3/25/2003 Page 1 of 2 11:26AM



Land Title Company

FILED FOR RECORD AT REQUEST OF

LAND TITLE COMPANY

Partial Reconveyance

105355-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 Block 5, Bingham Acreage

See Attached Legal Description

P-62214

LAND TITLE COMPANY OF SKAGIT COUNTY.

(Trustee)

Dated.....March 25 2003.....

By..........

BILL RONHAAR

MANAGER

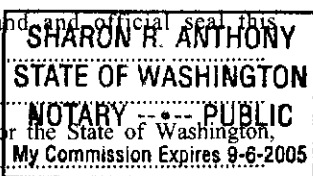
STATE OF WASHINGTON }  
COUNTY OF.....} ss

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 acknowledged that..... signed the same as  
..... free and voluntary act and deed,  
for the uses and purposes therein mentioned.

On this ..25th..... day of.....March 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.

GIVEN under my hand and official seal this  
.....day of.....  
.....  
Notary Public in and for the State of Washington,  
residing at .....  
My appointment expires: .....



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

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

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Lot 5, and that portion of Lot 12, all in Block 5, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington, lying Northerly of the following described line:

Beginning at the Northeast corner of Lot 9, Block 5, of said "BINGHAM ACREAGE";  
Thence North 88°55'59" West, along the North line thereof, a distance of 319.28 feet to the Northwest corner of said Lot 9 and the true point of beginning of this line description, said point also being the beginning of a curve to the right with a radius of 250.00 feet;  
Thence Northwesterly along the arc of said curve, through a central angle of 41°57'49", an arc length of 174.38 feet to the Northeast corner of Lot 11, Block 5, of said "BINGHAM ACREAGE", and the terminus of this line description.

TOGETHER WITH the South ½ of that certain 40 foot unopened County Right-of-Way, as vacated by Order Vacating County Right-of-Way recorded November 15, 2001, under Auditor's File No. 200111150009, which would attach to said premises by operation of law.

ALSO, TOGETHER WITH a non-exclusive easement for ingress, egress and the installation, repair and maintenance of utilities over, under and across the following described property:

A strip of land 50 feet in width lying 25 feet on either side of the following described centerline:

Beginning at the Northeast corner of Lot 9, Block 5, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington;  
thence North 88°55'59" West, along the North line thereof, a distance of 319.28 feet to the Northwest corner of said Lot 9, said point also being the beginning of a curve to the right with a radius of 250.00 feet;  
thence Northwesterly, along the arc of said curve, through a central angle of 41°57'49", an arc length of 174.38 feet to the Northeast corner of Lot 11, Block 5, of said "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", and the terminus of this line description.

TOGETHER WITH a non-exclusive easement for ingress, egress, roadway cut or fill slopes and the installation, repair and maintenance of utilities over, under and across the following described property:

The East 10 feet of the South 110 feet, EXCEPT the South 20 feet thereof, all of Lot 4, Block 5, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

AND TOGETHER WITH those portions of Lots 4, 5, 11 and 12 of said Block 5, which lie within the arc of a circle whose radius is 60 feet, the center of said circle being the above described point of terminus. EXCEPTING THEREFROM any portion lying within the easement first above described.

Situate in the County of Skagit, State of Washington.



200303250095  
Skagit County Auditor