



200306090019  
Skagit County Auditor

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WHEN RECORDED RETURN TO

Name Buchanan Ave. LLC  
Address \_\_\_\_\_  
City, State, Zip \_\_\_\_\_



**Land Title Company**

FILED FOR RECORD AT REQUEST OF

LAND TITLE COMPANY

**Partial Reconveyance**

105676-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 3, Ptn 4 Bingham Acreage Block 5

P-62213

See Attached Legal Description

LAND TITLE COMPANY OF SKAGIT COUNTY

(Trustee)

Dated June 9 2003

By BILL RONHAAR MANAGER

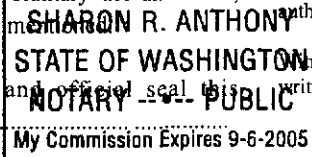
STATE OF WASHINGTON }  
COUNTY OF \_\_\_\_\_ } ss.

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 ac-  
knowledgeed that \_\_\_\_\_ signed the same as  
\_\_\_\_\_ free and voluntary act and deed,  
for the uses and purposes therein mentioned.

On this 9th day of June 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: \_\_\_\_\_

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

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Schedule "A-1"

**DESCRIPTION:**

Lot 3, EXCEPT the West 15.22 feet thereof, and also the South 20 feet of Lot 4, 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.

TOGETHER WITH the South  $\frac{1}{2}$  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 non-exclusive easement 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.



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