

Skagit County Auditor

6/9/2003 Page

2 9:38AM

Name:

HOMEPLACE

Address:

504 E. Fairhaven Ave.

Burlington, WA 98233

PARTIAL RECONVEYANCE

R030331

Ref#:

B71292

Tax Number:

4077-136-003-0108

AF Number:

9904270008

Grantor:

FIRST AMERICAN TITLE COMPANY OF SKAGIT COUNTY

Grantee:

HOMEPLACE AT BURLINGTON, LLC.

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" Pt Lt 3 & First Add Burlington
Grantor: HOMEPLACE AT BURLINGTON, LLC.

Beneficiary:

PEOPLES BANK

Trustee:

FIRST AMERICAN TITLE COMPANY OF SKAGIT COUNTY

Dated: AF Number: April 26, 1999

9904270008

Volume:

1980

Page:

0163

April 27, 1999

FIRST AMERICAN TITLE COMPANY OF SKAGIT COUNTY

Diane K. Doran, Assistant Secretary

Recorded:

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 Diane K. Doran to be known to be the Assistant Secretary of FIRST AMERICAN TITLE COMPANY OF SKAGIT COUNTY, 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 oth stated that He/She is authorized to execute the said instrument. purposes therein mentioned,

WITNESS my hand ar

xed June 05, 2003

John S. Milnon

Notary Public in and for the State of Washington

Residing at Mount Vernon

My apointment expires December 10, 2006

First American Title

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

Exhibit A

Parcel "A":

The West 120 feet of Lot 3, in Block 136, of "FIRST ADDITION TO BURLINGTON, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 3 of Plats, Page 11, records of Skagit County, Washington, EXCEPT the North 45 feet thereof.

Parcel "B":

A non-exclusive easements for parking, ingress, egress, sidewalks and storm drains as set forth in that certain Declaration of Easements and Covenants with Provisions for Maintenance dated 1-30-03, 2002, and recorded 2-10-03, 2002, as Auditor's File No. 2003 200 2000 300 energy across and under portions of the following described tact:

That portion of Lots 2 and 3, Block 136, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, Page 11, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of Lot 3, of said Block 136; thence East along the North line of said Lot 3, a distance of 223 feet to the Northwest corner of a tract conveyed to L.J. Sommer, by Deed recorded December 9, 1946, under Auditor's File No. 398847; thence South along the West line of said Sommer Tract to the South line of said Lot 3, said point being the Northeast corner of a tract conveyed to Belle Brendle by Deed recorded March 6, 1946, under Auditor's File No. 389077; thence West along the South line of said Lot 3, and the North line of said Brendle Tract, a distance of 78 feet to the Northwest corner of said Brendle Tract; thence South along the West line of said Brendle Tract, a distance of 10 feet to the Northeast corner of a tract conveyed to Henry G. Reinert, by Deed recorded September 9, 1946, under Auditor's File No. 395792; thence West along the North line of said Reinert Tract, a distance of 25 feet to the Southeast corner of a tract conveyed to said Henry Reinert, by Deed recorded March 28, 1949, under Auditor's File No. 429473, said point being 120 feet East of the West line of Lot 2, of said Block 136; thence North along the East line of the second referred to Reinert Tract, and said tract extended North to the Southeast corner of a tract conveyed to William S. Rabenstein, by Deed recorded September 22, 1947, under Auditor's File No. 409032; thence West along the South line of said Rabenstein tract a distance of 120 feet to the West line of said Lot 3, said point being the Southwest corner of said Rabenstein Tract; thence North along the West line of said Lot 3, to the point of beginning.