

WHEN RECORDED RETURN TO

Name Frontier Bank
Address 119 E College Way
City, State, Zip Mount Vernon Wa 98273



200308210005
Skagit County Auditor

8/21/2003 Page 1 of 2 8:32AM



Land Title Company

FILED FOR RECORD AT REQUEST OF

LAND TITLE COMPANY

105676-PE

Partial Reconveyance

The undersigned as trustee under that certain Deed of Trust dated August 15 2002, in which BUCHANAN AVE INC. is grantor and FRONTIER BANK is beneficiary, recorded on August 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:

Portion of Lot 12, Block 5 Bingham Acreage
See Attached Legal Description
P118432

LAND TITLE COMPANY OF SKAGIT COUNTY

Bill Ronhaar (Trustee)

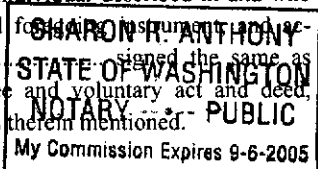
Dated August 21 2003

By BILL RONHAAR MANAGER

STATE OF WASHINGTON } ss.
COUNTY OF }

STATE OF WASHINGTON } ss.
COUNTY OF Skagit }
21st August 2003

On this day personally appeared before me
to me known to be the individual described in and who executed the within and for said instrument and acknowledged that signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.



GIVEN under my hand and official seal this day of

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

On this day of 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.

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

UNOFFICIAL

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

Beginning at the Northeast corner of Lot 9, Block 5, of said "BINGHAM ACREAGE";
Thence North $88^{\circ}55'59''$ 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 Northwest along the arc of said curve, through a central angle of $41^{\circ}57'49''$, 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 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.



200308210005

Skagit County Auditor