



200310240160
Skagit County Auditor

10/24/2003 Page 1 of 3 3:28PM

Return Address:

MATTHEW B STRAIGHT
OSERAN HAHN SPRING & WATTS PS
10900 NE 4TH ST STE 850
BELLEVUE WA 98004

106477
LAND TITLE COMPANY: OF SKAGIT COUNTY

SKAGIT COUNTY AUDITOR/RECORDER'S INDEXING FORM

DOCUMENT TITLE(S): 1. FULL RECONVEYANCE
REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: 200209270115 Additional reference numbers are on page <u>N/A</u> of document.
GRANTOR(S): 1. NIEDER, MICHAEL A., a single man 2. ANN L. NIEDER IRA 3. LAWRENCE A. NIEDER RESIDUARY MARITAL DEDUCTION TRUST Additional names on page <u>N/A</u> of document.
GRANTEE(S): 1. NWCC INVESTMENTS, INC., a Washington corporation Additional names on page <u>N/A</u> of document.
LEGAL DESCRIPTION: (abbreviated i.e. lot, block, plat, section, township, and range) Ptn of Tr. 9, MV Acreage Full legal description is on page <u>2</u> of document.
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER: 3746-000-009-0202
The Auditor/Recorder will rely on information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

FULL RECONVEYANCE

The undersigned, as Trustee under that certain Deed of Trust, dated September 23, 2002, in which NWCC INVESTMENTS, INC., a Washington corporation, is Grantor, and MICHAEL A. NIEDER, a single man, ANN L. NIEDER IRA, and THE LAWRENCE A. NIEDER RESIDUARY MARITAL DEDUCTION TRUST are Beneficiaries, recorded on September 27, 2002, as Auditor's File No. 200209270115, records of Skagit County, Washington, having received from the Beneficiaries under said Deed of Trust a written request to reconvey, reciting that the obligations secured by the Deed of Trust have been fully satisfied, 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, situated in Skagit County, Washington, as follows:

THE WEST 168 FEET OF TRACT 9 OF "PLAT OF MOUNT VERNON ACREAGE, SKAGIT COUNTY, WASH.", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 102, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THE NORTH 29.5 FEET OF THE EAST 100 FEET OF THE WEST 268 FEET OF SAID TRACT 9 "PLAT OF MOUNT VERNON ACREAGE, SKAGIT COUNTY, WASH.";

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 29.5 FEET OF THE WEST 268 FEET OF TRACT 8 OF SAID "PLAT OF MOUNT VERNON ACREAGE, SKAGIT COUNTY, WASH.".

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

DATED this 17 day of July, 2003.

TRUSTEE:

OSERAN HAHN SPRING & WATTS, P.S.

By: 
MATTHEW B. STRAIGHT
Its: Vice President

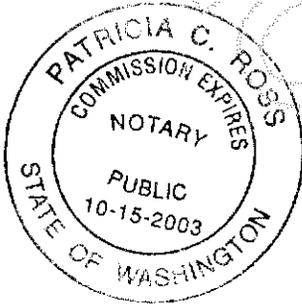


STATE OF WASHINGTON)
) §
COUNTY OF KING)

I certify that I know or have satisfactory evidence that MATTHEW B. STRAIGHT is the person who acknowledged that he signed this instrument and on oath stated that he was authorized to execute the instrument and acknowledged it as the Vice President of OSERAN HAHN SPRING & WATTS, P.S., to be his free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 17, 2003.

(SEAL/STAMP)



Patricia C. Ross
Print Name: Patricia C. Ross
NOTARY PUBLIC in and for the state of
Washington residing in Bothell
My appointment expires 10/15/03

