



200312310167
Skagit County Auditor

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Name: LAND TITLE CO.
Address: P.O. Box 445
Burlington, WA 98233

PARTIAL RECONVEYANCE

R030784
Ref #: 110263-SE
Tax Number: ptn of 3997-000-018-0000
AF Number: 200303060127
Grantor: FIRST AMERICAN TITLE COMPANY
Grantee: JOSEPH & NANCY ORR, husband and wife.

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"

Grantor: JOSEPH & NANCY ORR, husband and wife.
Beneficiary: LEEANN DEAN, as her separate estate.
Trustee: FIRST AMERICAN TITLE COMPANY
Dated: March 05, 2003 Recorded: March 06, 2003
AF Number: 200303060127
Volume: Page:

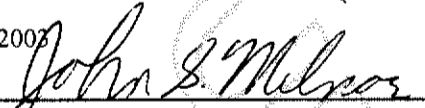
FIRST AMERICAN TITLE COMPANY

By: 
Diane K. Doran, Assistant Secretary

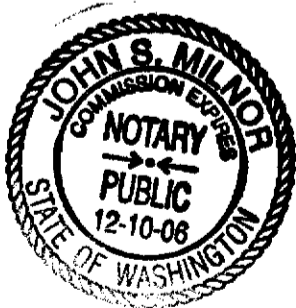
State of Washington }
 } ss.
County of Skagit }

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, 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 purposes therein mentioned, and on oath stated that He/She is authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed December 31, 2003



John S. Milnor
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"

LEGAL DESCRIPTION

Lot 2 of Short Plat No. PL-02-0676, recorded October 3, 2003, under Auditor's File No. 200310030084, records of Skagit County, Washington, and being a portion of Lot 18, "WM. SHAUGER ACREAGE, CLEAR LAKE, WASH.," as per plat recorded in Volume 4 of Plats, page 36, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across the following described tract:

Beginning at the Northeasterly most corner of said Lot 19, said point being the common corner between Lots 18 and 19 as shown in the Plat of "WM. SHAUGER ACREAGE, CLEAR LAKE, WASH.," Section 12, Township 34 North, Range 4 East, W.M., records of Skagit County, Washington, the true point of beginning; thence South 18°18'24" West a distance of 29.54 feet along the right of way of State Route 9; thence North 81°05'41" West a distance of 47.83 feet; thence along a curve to the right, having a radius of 85.00 feet which bears North 64°54'59" West, through a central angle of 32°21'24", an arc distance of 48.00 feet; thence on a non-tangent line North 89°40'37" East a distance of 99.43 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

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UNOFFICIAL DOCUMENT