



200410140095

Skagit County Auditor

10/14/2004 Page 1 of 2 3:17PM

WHEN RECORDED RETURN TO

Name First American Title

Address P.O. Box 1667

City, State, Zip Mount Vernon Wa 98273



Land Title Company

FILED FOR RECORD AT REQUEST OF

LAND TITLE COMPANY

104835

Partial Reconveyance

The undersigned as trustee under that certain Deed of Trust dated.....March 20 2003....., in which.....LOYD FRAZIER ENTERPRISES LLC.....is grantor and .....PEOPLES BANK.....is beneficiary, recorded on March 27 2003 as Auditor's File No. 200303270136 of.....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 NENW 7-34-4

See Attached Legal Description

P116668  
P116414

LAND TITLE COMPANY OF SKAGIT COUNTY

Dated.....October 14 2004.....

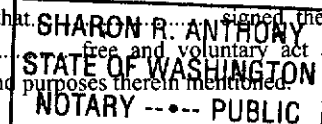
By  Trustee  
BILL RONHAAR MANAGER

STATE OF WASHINGTON } ss.  
COUNTY OF.....

STATE OF WASHINGTON } ss.  
COUNTY OF.....Skagit.....

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 acknowledged that.....signed the same as.....free and voluntary act and deed, for the uses and purposes therein mentioned.



GIVEN under Commission Expires 9-6-2005 seal this.....day of.....

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

On this 14th day of.....October 2004....., 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 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

Notary Public in and for the State of Washington, residing at.....MOUNT VERNON.....My appointment expires:.....9-6-2005.....

PARCEL "A":

The South 281.0 feet of the West 156.50 feet of Lot 1, Short Plat No. BURL-1-00, approved February 11, 2000, recorded February 11, 2000, under Skagit County Auditor's File No. 200002110110, being a portion of the Northeast 1/4 of the Northwest 1/4, Section 7, Township 34 North, Range 4 East, W.M.

(The above described parcel being created by Boundary Line Adjustment recorded October 18, 2002, under Skagit County Auditor's File No. 200210180093.)

PARCEL "B":

Lot 1 of City of Burlington Binding Site Plan No. BSP-1-03, approved June 20, 2003 and recorded June 26, 2003 as Skagit County Auditor's File No. 200306260161, being a portion of the Northeast 1/4 of the Northwest 1/4 of Section 7, Township 34 North, Range 4 East, W.M., also being described as follows:

Commencing at the Northeast corner of said Northeast 1/4 of the Northwest 1/4 (North 1/4 corner);  
thence South  $0^{\circ}40'14''$  East along the East line of said subdivision for a distance of 1,274.18 feet, more or less, to the North margin of McCorquedale Road;  
thence North  $88^{\circ}34'10''$  West along said North margin of McCorquedale Road for a distance of 174.26 feet to the Southwest corner of said Lot 1, Burlington Binding Site Plan No. BSP-1-03 and being the TRUE POINT OF BEGINNING;  
thence North  $0^{\circ}30'52''$  West along the West line of said Lot 1 for a distance of 281.16 feet to the Northeast corner thereof;  
thence South  $88^{\circ}34'10''$  East along the North line of said Lot 1 for a distance of 153.47 feet to the Northeast corner thereof, also being the West line of Lindamood Lane (a private ingress, egress and utilities easement);  
thence South  $0^{\circ}40'14''$  East along the East line of said Lot 1, and said West line of Lindamood Lane for a distance of 255.26 feet to a point of curvature;  
thence along the arc of said curve to the right, concave to the Northwest, having a radius of 25.00 feet, through a central angle of  $92^{\circ}06'04''$ , an arc distance of 40.19 feet to a point of tangency on said North margin of McCorquedale Road at a point bearing South  $88^{\circ}34'10''$  East from the TRUE POINT OF BEGINNING;  
thence North  $88^{\circ}34'10''$  West along said North margin, also being the South line of said Lot 1, for a distance of 128.31 feet, more or less, to the TRUE POINT OF BEGINNING.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across Tract "A" (Lindamood Lane) of said Binding Site Plat No. BSP-1-03.

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200410140095  
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10/14/2004 Page

2 of

2 3:17PM