



200605170003

Skagit County Auditor

5/17/2006 Page

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2 8:49AM

WHEN RECORDED RETURN TO

Name Whidbey Island Bank
Address P.O. Box 1589
City, State, Zip Oak Harbor Wa 98277



Land Title Company

FILED FOR RECORD AT REQUEST OF

LAND TITLE COMPANY

Partial Reconveyance

P-91538-E

The undersigned as trustee under that certain Deed of Trust dated October 29 1999,
in which CHARLES TEWALT, DENISE TEWALT, FRED TEWALT, JOLI TEWALT AND* is grantor
and WHIDBEY ISLAND BANK is
beneficiary, recorded on October 29 1999, as Auditor's File No. 199910290347, 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:

***KATHRYN TEWALT**

See Attached Legal Description

Portion Gov. Lot 2 and Portion SWNE 12-34-4
P24601 P24599 P24559 P24603

LAND TITLE COMPANY OF SKAGIT COUNTY

(Trustee)

Bill Ronhaar

Dated May 16 2006

By 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 ac-
knowledgeed that _____ signed the same as
_____ free and voluntary act and deed,
for the uses and purposes therein mentioned.

On this 16th day of May 2006,
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.

GIVEN under my hand and official seal this
_____ day of _____

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

SHARON R. ANTHONY
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 9-6-2009

Sharon R. Anthony
SHARON R ANTHONY
Notary Public in and for the State of Washington,
residing at MOUNT VERNON
My appointment expires: 9-6-2009

PARCEL "D":

That portion of Government Lot 2 and the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 12, Township 34 North, Range 4 East W.M., described as follows:

Beginning at the Southeast corner of said Government Lot 2, Section 12, Township 34 North, Range 4 East W.M.;
thence West to a point on the South line of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section, which is 511 feet West of the West line of said Government Lot 2;
thence North parallel with the West line of said Government Lot 2 to a point 31 rods (511.5 feet) North of the South line of said Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence East parallel with the South line of said Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the South line of said Government Lot 2 to the East line of said Government Lot 2;
thence South 31 rods (511.5 feet) to the point of beginning;

EXCEPT that portion, if any, lying within the County road commonly known as the Austin Road, formerly known as the Babcock Road, as the same was conveyed to Skagit County by Deed recorded April 10, 1911 under Auditor's File No. 84312, in Volume 85 of Deeds, page 236, records of Skagit County, Washington;

AND EXCEPT that portion, if any, lying within the boundaries of the as built and existing County road commonly known as Beaver Lake Road running along the East line thereof.

Situate in the County of Skagit, State of Washington

PARCEL "E":

That portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 12, Township 34 North, Range 4 East W.M., described as follows:

Beginning at a point 544 feet West of the Southeast corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
running thence North along the West line of an existing road, now commonly known as Austin Road and formerly called the Babcock Road, as conveyed to Skagit County by Deed recorded April 10, 1911 under Auditor's File No. 84312, in Volume 85 of Deeds, page 236, records of Skagit County, Washington, a distance of 1304 feet;
thence West 697 feet, more or less, to the Easterly right of way line of the Seattle & International Railway Company (now Burlington-Northern), as said right of way was conveyed to Deed dated June 23, 1890 and recorded July 11, 1890, in Volume 10 of Deeds, page 647, records of Skagit County, Washington;
thence Southwesterly along said right of way line to its intersection with the South line of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$;
thence East along the East line and West centerline of Section 12, 1260 feet, more or less, to the point of beginning; EXCEPT the following described tract:

Beginning at a point 544 feet West of the Southeast corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence North along an existing road, 1204 feet to the true point of beginning;

thence West at right angles 120 feet; thence North 100 feet; thence East 120 feet; thence South 100 feet to the true point of beginning.

ALSO EXCEPT that portion of the above described main tract of land, if any, lying within the boundaries of that certain tract of land conveyed to C.J. Reed, by instrument dated June 18, 1908 and recorded June 24, 1908 under Auditor's File No. 68170, in Volume 73 of Deeds, page 472, records of Skagit County, Washington.

All situate in the County of Skagit, State of Washington



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Skagit County Auditor