

After recording return document to:

State of Washington
Department of Transportation
Real Estate Services Office
P O Box 47338
Olympia WA 98504-7338



200609070114
Skagit County Auditor

9/7/2006 Page 1 of 4 1:42PM

Document Title: Partial Reconveyance
Reference Number of Related Document: 200310030049
Grantor(s): Land Title Company
Grantee(s): Baik Hyun Kim; Kyu Sop Kim
Legal Description: Ptn of the SE¼ of Section 9, T34N, R3E, WM
Additional Legal Description is on Page(s) 3 and 4 of Document.
Assessor's Tax Parcel Number(s): 340309-4-001-0009 (P21305)

FIRST AMERICAN TITLE CO.

PARTIAL RECONVEYANCE

76173

State Route 20, Fredonia to Pulver Rd. Vic.

The undersigned Trustee under that certain Deed of Trust, dated October 2, 2003, in which BAIK HYUN KIM and KYU SOP KIM, husband and wife are Grantors, and WHIDBEY ISLAND BANK is the Beneficiary, recorded on October 3, 2003, as Auditor's File No. 200310030049, in Skagit County, Washington, having received a written request to reconvey a portion of the real property described in said Deed of Trust, does hereby reconvey, without warranty, to the persons entitled thereto the right, title and interest now held by said trustee in and to that portion of the real property described in said Deed of Trust, situated in Skagit County, Washington, as follows:

For legal description and additional conditions,
see Exhibit A attached hereto and made a part hereof.

PARTIAL RECONVEYANCE

This reconveyance shall not be construed as in any manner affecting any property other than the property and property rights specifically described herein.

Dated June 23, 2006

LAND TITLE COMPANY, a Washington corporation,
Trustee

Bill Ronhaar

By: _____
Bill Ronhaar Manager

Title: Manager

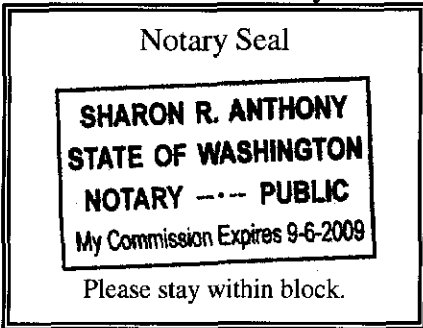
STATE OF WASHINGTON)

: ss.

County of Skagit)

On this 23rd day of June, 2006, before me personally appeared Bill Ronhaar, to me known to be the Manager of 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/she was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

GIVEN under my hand and official seal the day and year last above written.



Sharon R. Anthony
Notary (print name) SHARON R. ANTHONY
Notary Public in and for the State of Washington,
residing at MOUNT VERNON
My Appointment expires 9-6-2009



PARTIAL RECONVEYANCE

EXHIBIT A

All that portion of the hereinafter described PARCEL "A" lying southeasterly of a line beginning at a point opposite Highway Engineer's Station (herein referred to as HES) 521+03.10 on the SR 20 line survey of SR 20, Fredonia to Pulver Road and 80 feet northwesterly therefrom; thence northeasterly parallel with said line survey to a point opposite HES 530+76.29 thereon; thence southeasterly to a point opposite HES 530+86.93 on said line survey and 60 feet northwesterly therefrom; thence northeasterly to a point opposite HES 535+13 on said line survey and 30.98 feet northwesterly therefrom; thence northeasterly to a point opposite HES 535+56 on said line survey and 28.03 feet northwesterly therefrom; thence northeasterly to a point opposite HES 536+00 on said line survey and 25 feet northwesterly therefrom; thence northeasterly parallel with said line survey to a point opposite HES 540+00 thereon and the end of this line description.

PARCEL "A"

All that portion of the southeast quarter of Section 9, Township 34 North, Range 3 East, W.M., Skagit County, Washington lying between the south line of the Great Northern Railroad right-of-way and the north line of the State Highway (formerly County Road) and lying easterly of the easterly line of the right-of-way appropriated in Skagit County Cause No. 8889 and lying easterly and northerly of that certain drainage ditch, as said ditch is described in instrument recorded in Volume 184 of Deeds, page 314, records of Skagit County, Washington;

EXCEPT the east 520 feet of said southeast quarter (as measured at right angles to the east line of said southeast quarter);

AND EXCEPT County Road and State Highway right-of-way, if any.

Also, the Trustee and Beneficiary herein convey and grant to the State of Washington all rights of ingress and egress (including all existing, future or potential easements of access, light, view and air) to, from and between SR 20, Fredonia to Pulver Road and the remainder of said PARCEL "A".



PARTIAL RECONVEYANCE

EXHIBIT A
(continued)

EXCEPT that the state shall construct on its right of way 2 Type "D" off and on approaches not to exceed 50 feet in width for use necessary to the normal operation of a commercial establishment. It may be specified at a point satisfactory to the state at or between designed highway stations 533+00 and 535+20 as shown on Sheets 3 and 4 of 23 Sheets of the hereinafter mentioned map of definite location, and to which off and on approaches only, the Trustee, its successors or assigns, reserve a right of reasonable access for that purpose only, which approaches shall be maintained between the right of way line and the shoulder line of said Highway by the Trustee, its heirs, successors or assigns. The Trustee herein further grants to the State of Washington, or its agents, the right to enter upon the remaining lands where necessary to reconstruct said road approaches. Traffic using these approaches will be limited to right in/right out movements.

