



200903240093

Skagit County Auditor

3/24/2009 Page

1 of

2 3:29PM

Name: Land Title Company of Skagit County
Address: P.O. Box 445
Burlington, WA 98233

PARTIAL RECONVEYANCE

(Without Satisfaction of the Note)

R090022

Ref #: 131182-SE
Tax Number: ptn of 350518-4-013-0001
AF Number: 200603070039
Grantor: FIRST AMERICAN TITLE INSURANCE COMPANY
Grantee: CLAYTON FRANKLIN, a single person

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:

As per "Exhibit A" legal description attached hereto and made a part hereof.

Grantor: CLAYTON FRANKLIN, a single person
Beneficiary: AMERICAN MORTGAGE NETWORK, INC, a Delaware Corporation
Trustee: FIRST AMERICAN TITLE INSURANCE COMPANY
Dated: March 01, 2006 Recorded: March 07, 2006
AF Number: 200603070039
Volume: Page:

FIRST AMERICAN TITLE INSURANCE COMPANY

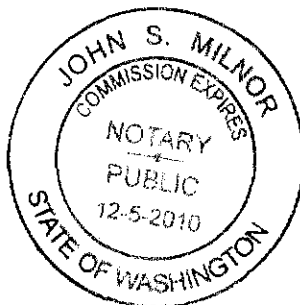
By:

Peggy A. Brown, 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 Peggy A. Brown to be known to be the Assistant Secretary of FIRST AMERICAN TITLE INSURANCE 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 March 20, 2009



John S. Milnor

Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires December 05, 2010

**First American Title**

Company of Skagit County
P.O. Box 1667
Mt. Vernon, WA 98273

EXHIBIT A

Property Description

That portion of the Southwest ¼ of the Northeast ¼ and the Northwest ¼ of the Southeast ¼ of Section 18, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at the Northeast corner of said Northwest ¼ of the Southeast ¼ of Section 18;
thence South 1°31'45" East along the east line thereof, 144.50 feet;
thence South 89°47'00" West 21.41 feet to the Westerly margin of the Fruitdale County Road;
thence continue South 89°47'00" West 120 feet to the East line of "WEDMORE ADDITION", as per plat recorded in Volume 9 of Plats, page 115, records of Skagit County, Washington;
thence North 1°34'30" West parallel with said Westerly margin of the Fruitdale County Road and along the East line of said "WEDMORE ADDITION", a distance of 76 feet to the true point of beginning;
thence continue North 1°34'30" West along said East line of "Wedmore Addition, a distance of 9 feet, more or less, to the Northeast corner of Tract 1 in said plat;
thence South 88°52'46" West along the North line of said Tract 1 a distance of 54.00 feet.
thence North 01°7' 14" West to the Southeasterly margin of Mcgarigle County Road (formerly the Puget Sound and Baker River Railway Company railroad right of way) which was conveyed to Skagit County by deed recorded August 21, 1941, under Auditor's File No. 343308 in Volume 184 of Deeds, page 501;
thence North 43°39'04" East along said Southeasterly margin to its intersection with the Westerly margin of the aforementioned Fruitdale County Road;
thence South 1°34'30" East along said West margin to a point North 89°47'00" East of the true point of beginning;
Thence South 89°47'00" West a distance of 120 feet, more or less, to the true point of beginning;

TOGETHER WITH that portion of said subdivision conveyed to Douglas A. Franklin, et ux. by boundary line adjustment deed recorded November 20, 1995, under Auditor's File No. 9511200074,

EXCEPT mineral rights as reserved in deeds from the Wolverine Company, recorded April 30, 1906, and July 28, 1908, in Volume 63, page 175 and Volume 68, page 357, respectively,

ALSO EXCEPT that portion of said subdivision conveyed to Rodney C. Gardner by boundary line adjustment deed recorded November 20, 1995, under Auditor's File No. 9511200074.

TOGETHER WITH a non-exclusive easement for utilities over and across a 5 foot strip of land adjacent to and running parallel with the Southeasterly margin of said Mcgarigle County Road between the West line of the above described tract and the North line of said "WEDMORE ADDITION".

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

**PROPERTY TO BE RELEASED AS DESCRIBED BELOW
IS A PORTION OF THE PROPERTY DESCRIBED ABOVE**

That portion of the above described parcel for right of way to the City of Sedro-Woolley; right of way more particularly described as follows:

Beginning at the Southeast corner of the above described parcel (for this description the West margin of Fruitdale Road, south of the North line of the Northwest ¼ of the Southeast ¼ of Section 18, Township 35 North, Range 5 East, bears North 00°12'00" West);
thence North 88°53'15" West along the south line of said above said parcel a distance of 10.00 feet;
thence North 00°12'00" West on a line parallel and 10.00 feet distant from said west margin of Fruitdale Road a distance of 68.01 feet to the North line of said Northwest ¼ and an angle point;
thence North 00°04'49" West a distance of 75.29 feet to the beginning of a curve to the left whose radius is 20.00 feet distant;
thence along arc of said curve through a central angle of 90°00'00" an arc distance of 31.42 feet;
thence North 89°55'11" East a distance of 18.99 feet to the beginning of a curve to the left whose radius is 170.00 feet distant;
thence along arc of said curve through a central angle of 44°59'08" an arc distance of 133.47 feet to the intersection of the southeasterly margin of Mcgarigle Road;
thence North 44°56' 03" East along said southeasterly margin of Mcgarigle Road a distance of 239.18 feet to the intersection with the westerly margin of Fruitdale Road;
thence South 00°04'49" east a distance of 214.59 feet to the North line of said Northwest ¼ and an angle point;
thence South 00°12'00" East along the west margin of Fruitdale Road a distance of 68.24 feet to the point of beginning.



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