

RECORDING REQUESTED BY
WHEN RECORDED RETURN TO:

After Recording, Return To:
Karen Callahan

Chicago Title Insurance Company
5400 LBJ Freeway Suite 1450
Dallas, Texas 75240



200905040141

Skagit County Auditor

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CHICAGO TITLE CO.

1046884

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

KNOW ALL MEN BY THESE PRESENTS: that certain Deed of Trust described below provides that this holder of the Note secured by said Deed of Trust may appoint a successor Trustee to any Trustee thereunder appointed; and

WHEREAS, the indebtedness secured by said Deed of Trust having been fully paid and satisfied:

NOW THEREFORE, FIRST CREDIT BANK, a California banking corporation, whose address is 9255 Sunset Boulevard, Los Angeles, California 90069, being the present legal owner and holder of the indebtedness secured by said Deed of Trust, does hereby substitute and appoint CHICAGO TITLE COMPANY, a Kansas corporation, as successor trustee, and

WHEREAS, CHICAGO TITLE COMPANY, a Kansas corporation, under that certain Deed of Trust, dated November 14, 2007 in which PETROSUN WEST PROPERTIES, LLC, a California limited liability company, is grantor, COMMONWEALTH LAND TITLE INSURANCE COMPANY, a Nebraska corporation, is trustee, and FIRST CREDIT BANK, a California banking corporation, is beneficiary, recorded on November 29, 2007, as Auditor's File No. 200711290095, in the records of Skagit County, Washington, having received from the beneficiary under said Deed of Trust a written request to reconvey, reciting that the obligations secured by the Deed of Trust have been fully satisfied, 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, situated in Skagit County, Washington, as follows:

See attached Exhibit "A"

Tax Account Number: ~~350519-0-22-007~~; ~~350519-2-001-0100~~

350519-0-022-0007

SUCCESSOR TRUSTEE

CHICAGO TITLE COMPANY,
a Kansas corporation

By: 

Name: _____

Title: _____

Dated: 4/30/09

BENEFICIARY

FIRST CREDIT BANK,
a California banking corporation

By: 

Name: FARHAD GHASSEMIEN

Title: CEO

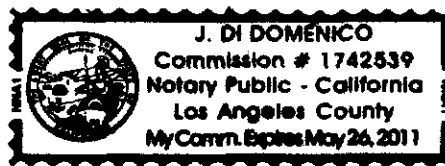
Dated: 3/23, 2009

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

On 3/23, 2009, before me, J. Di Domenico, Notary Public, personally appeared Farhad Ghassemieh, who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature: J. Di Domenico

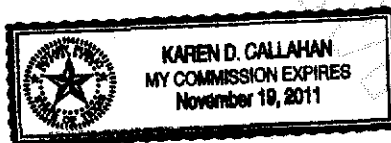
(seal)

STATE OF Texas)
) ss.
COUNTY OF Dallas)

On this 30 day of April, 2009, before me, the undersigned, a Notary Public in and for the State of Texas, duly commissioned and sworn, personally appeared Danay Shivan, to me known to be the Commercial Agent of Chicago Title, the company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said company, 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.

Print Name: Karen D. Callahan
Residing at: _____



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EXHIBIT "A"
LEGAL DESCRIPTION

Site #1157

1121 Moore Street, Sedro Woolley, WA 98284 – Assessor's Nos. 350519-0-22-007 and 350519-2-001-0100

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON DESCRIBED AS FOLLOWS:

PARCEL A:

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING SOUTHERLY OF THE STATE HIGHWAY NO. 20 (FORMERLY STATE HIGHWAY NO. 17-A) AS CONVEYED TO THE STATE OF WASHINGTON BY DEED DATED JANUARY 27, 1948 AND RECORDED FEBRUARY 24, 1948 UNDER AUDITOR'S FILE NO. 414777;

THAT PORTION OF GOVERNMENT LOTS 1 AND 2, SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1,457.7 FEET NORTH AND 30 FEET EAST OF THE WEST 1/4 CORNER OF SAID SECTION 19;
THENCE NORTH 86°11' EAST 662.7 FEET;
THENCE SOUTHERLY 9 FEET;
THENCE SOUTH 88°45' EAST 140 FEET;
THENCE SOUTH 2°53' WEST 317 FEET TO THE NORTH LINE OF GREAT NORTHERN RAILWAY RIGHT-OF-WAY;
THENCE SOUTH 53°31' WEST ALONG THE NORTH SIDE OF SAID RIGHT-OF-WAY 250.8 FEET;
THENCE NORTH 2°35' EAST 332.4 FEET;
THENCE EAST 24 FEET;
THENCE NORTH 70 FEET;
THENCE SOUTH 86°11' WEST 624 FEET TO THE HIGHWAY;
THENCE NORTHERLY ALONG SAID HIGHWAY 70 FEET TO THE POINT OF BEGINNING.

EXCEPTING FROM THE ABOVE DESCRIBED PREMISES THAT PORTION THEREOF WHICH MAY LIE WITHIN THE BOUNDARIES OF THOSE CERTAIN TRACTS CONVEYED TO THE STATE OF WASHINGTON BY DEEDS RECORDED JANUARY 15, 1948 AND JANUARY 27, 1948, UNDER AUDITOR'S FILE NOS. 414776 AND 417815, RESPECTIVELY.

SITUATED IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING SOUTHERLY OF A LINE DRAWN PARALLEL WITH AND 75 FEET SOUTHERLY, WHEN MEASURED AT RIGHT ANGLES AND/OR RADIALLY, FROM THE SR 20 LINE SURVEY OF SR 20, SEDRO-WOOLLEY EASTERLY:

THAT PORTION OF GOVERNMENT LOT 2, SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., SKAGIT COUNTY, WASHINGTON, DESCRIBED AS:



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BEGINNING AT A POINT 1,387.7 FEET NORTH AND 30 FEET EAST OF THE WEST 1/4 CORNER OF SAID SECTION 19;
THENCE NORTH $86^{\circ}11'$ EAST 624 FEET;
THENCE SOUTHERLY PARALLEL WITH NOW EXISTING STATE HIGHWAY 70 FEET;
THENCE SOUTH $86^{\circ}11'$ WEST 24 FEET TO THE INITIAL POINT;
THENCE SOUTH $2^{\circ}53'$ WEST 332.4 FEET TO THE INTERSECTION WITH THE NORTHERLY LINE OF THE GREAT NORTHERN RAILWAY COMPANY RIGHT OF WAY;
THENCE SOUTH $53^{\circ}31'$ WEST ALONG SAID RIGHT OF WAY LINE 250 FEET; THENCE NORTH $2^{\circ}53'$ EAST 455 FEET;
THENCE NORTH $86^{\circ}11'$ EAST 200 FEET TO THE INITIAL POINT.

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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