



201007220095
Skagit County Auditor

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WHEN RECORDED RETURN
SUMMIT BANK
POST OFFICE BOX 805
BURLINGTON WA 98233

Filed for Record at Request of
Land Title Company of Skagit County
Order No.: M-18833

PARTIAL RECONVEYANCE

The undersigned as trustee under that certain Deed of Trust, dated SEPTEMBER 25 2008 in which **VICTOR L BENSON; LINDA C BENSON; and BENSON FAMILY TRUST DATED JUNE 5 2000**

SUMMIT BANK is beneficiary, recorded on
SEPTEMBER 30 2008 as Auditor's No.
200809300058 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 persons 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:

SEE ATTACHED LEGAL DESCRIPTION
LOT 4, SARATOGA PASSAGE VIEW C.A.R.D. PL 06-0107
P128561

Dated JULY 21 2010

LAND TITLE COMPANY OF SKAGIT CO

(Trustee)

By:

Bill Ronhaar (Name-Title) 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 acknowledge that

signed the same as

free and voluntary act and deed, for the uses
and purposes therein mentioned

GIVEN under my hand and official seal this
day of

Notary Public in and for the State of Washington,
Residing at
My Appointment expires

On this 21ST day of JULY 2010

before me, that 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 to the said instrument

Witness my hand and official seal hereto affixed the day and year first
above written.

Sharon R. Anthony

Sharon R. Anthony

Notary Public in and for the State of Washington,
Residing at MOUNT VERNON
My appointment expires 9/6/2013



Exhibit A

Lot 4, PLAT OF SARATOGA PASSAGE VIEW C.A.R.D. PL 06-0107", as per plat recorded June 10, 2009 as Auditor's File no. 20090610089, and as per Affidavit of minor correction of Survey" recorded as Auditor's File No. 200908280052.

Together with a non-exclusive easement of view and maintenance of view in portion of the lot 26 Open-space Area of said Plat described as follows:

Begin at the Northwest Corner of lot 3 of said plat; thence along the westerly extension of the Northerly Line of said lot 3 to a point on a line parallel with and 100 feet Westerly of the West Line of said Lot 3; thence southerly along said parallel line to its-point of intersection with a line drawn parallel with and 100 feet Southwesterly of the Southwesterly line of Lot 4 of said plat; thence along this new parallel line to its point of intersection with a line drawn parallel with and 100 feet Southerly line of Lot 5 of said of the southerly plat; thence Easterly along this new parallel line to a point on the Southwesterly extension of the Southeasterly line of lot 5 of said plat; thence Northeasterly along said Southwesterly extension to the Southeast corner of said lot 5; thence Westerly, Northwesterly and Northerly along the Southerly, Southwesterly and Westerly lines of said Lots 5, 4 and 3 to the point of the beginning.

The Saratoga Passage View Homeowner's association and the Grantees shall have the right to maintain the easement area, including the right to cut trees and brush within the easement area in order to maintain the territorial views for the benefit of said Lot 4, No structures taller than the base elevation of lot 4 measured at the lowest point on the lot, shall be constructed within the easement area, Nor shall the owner of lot 26 plant trees or shrubs within the easement area. Provided that all rights granted hereunder shall be subject to governmental rules and regulations governing OPEN Space and Critical Areas to the extent that such may apply to the exercise of the rights conveyed herein. The Easement shall be appurtenant to Lot 4 and a covenant running with title to Lot 4. It is understood by both Grantors and Grantees that either of them may convey similar easement rights to said homeowners association and that the rights conveyed herein are conveyed in a manner consistence with those established rights or easements for the CAO Buffer shown on the face of said plat and or established by the covenants for said plat recorded as Auditor's file No. 200906100093.

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