



201204260056  
Skagit County Auditor

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**WHEN RECORDED RETURN**  
PEOPLES BANK  
419 LIBERTY STREET  
LYNDEN WA 98264  
ATTN: MELISSA BIRD

**Filed for Record at Request of**  
**Land Title Company of Skagit County**  
**Order No.: 140939-OS**

### PARTIAL RECONVEYANCE

The undersigned as trustee under that certain Deed of Trust, dated DECEMBER 2 2011 in which RONALD KESSELRING, AS HIS SEPARATE PROPERTY is grantor and PEOPLES BANK is beneficiary, recorded on DECEMBER 7 2011 as Auditor's No. 201112070013 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 EXHIBIT "A"

P49624, P49623

*Ptn SW 1/4 of SW 1/4 + SE 1/4 of SW 1/4 20-36-4*

Dated APRIL 26 2012

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

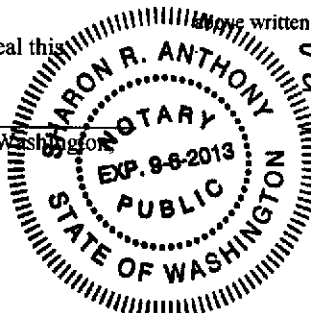
free and voluntary act and deed, for the uses  
and purposes therein mentioned

On this 26TH day of APRIL 2012  
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.

GIVEN under my hand and official seal this  
day of

Notary Public in and for the State of Washington  
Residing at



Sharon R. Anthony

Sharon R. Anthony

Notary Public in and for the State of Washington,  
Residing at MOUNT VERNON

**Exhibit "A"**

That portion of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 20, Township 36 North, Range 4 East, W.M., lying Westerly of the State Highway and Easterly of Old County Road known as Old Samish Road, EXCEPT the North 420 feet and the East 610 feet of said premises, AND EXCEPT the following described tract:

Beginning at a point on the South line of said Section, where the same is intersected by the Easterly right of way line of County road which point is 1,031.6 feet East of the Southwest corner of said Section 20;

thence East along said Section line, 86.2 feet to the center of Friday Creek;

thence following the centerline of said creek to the following courses and distances: North  $55^{\circ}05'$  East, 305.73 feet;

thence North  $45^{\circ}00'$  East, 127.28 feet;

thence North  $12^{\circ}31'40''$  East 46.1 feet;

thence North  $56^{\circ}18'40''$  West, 36.1 feet;

thence North  $79^{\circ}47'40''$  West 152.4 feet;

thence South  $82^{\circ}41'30''$  West, 86.32 feet, more or less, to the Easterly line of the County road;

thence South  $25^{\circ}00'$  West, 381.8 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.



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