



201212310007

Skagit County Auditor

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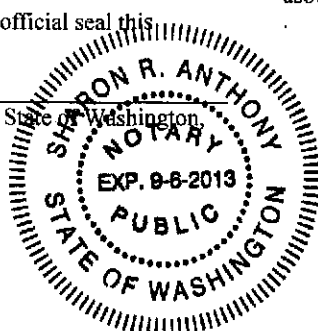
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WHEN RECORDED RETURNSKAGIT STATE BANK
POST OFFICE BOX 285
BURLINGTON WA 98233Filed for Record at Request of
Land Title Company of Skagit County
Order No.: 144232-0E**PARTIAL RECONVEYANCE**

The undersigned as trustee under that certain Deed of Trust, dated FEBRUARY 16 2011 in which ROGER WILLIAM HELGESON, a married man as his separate property is grantor and SKAGIT STATE BANK is beneficiary, recorded on FEBRUARY 17 2011 as Auditor's No. 201102170083 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
PTN LTS 9 & 10,BLOCK 125 FIRST ADDITION TO BURLINGTON
P128586/4077-125-010-0400Dated DECEMBER 28 2012LAND TITLE AND ESCROW COMPANY

By:

Bill Ronhaar (Name-Title) ManagerSTATE OF WASHINGTON }ss.
COUNTY OFOn 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 asfree and voluntary act and deed, for the uses
and purposes therein mentionedGIVEN under my hand and official seal this
day ofNotary Public in and for the State of Washington,
Residing at
My Appointment expiresSTATE OF WASHINGTON }ss.
COUNTY OF SKAGITOn this 28TH day of DECEMBER 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 AND ESCROW CO.
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 instrumentWitness my hand and official seal hereto affixed the day and year first
above written.Sharon R. AnthonySharon R. Anthony
Notary Public in and for the State of Washington,
Residing at MOUNT VERNON
My appointment expires 9/6/2013

Schedule "A-1"

DESCRIPTION:

That portion of Lots 9 and 10, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, being more particularly described as follows:

Commencing at the Southwest corner of Lot 6, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington;
thence North $0^{\circ}12'44''$ West along the West line of said Lot 6, also being the Easterly right-of-way margin of Regent Street for a distance of 4.00 feet, more or less, to the North line of the South 4.00 feet (as measured perpendicular to the South line) of said Lot 6;
thence South $89^{\circ}40'47''$ East along said North line of the South 4.00 feet of Lot 6, or said line extended into Lots 7, 8 and 9 of said Block 125 for a distance of 427.38 feet to the TRUE POINT OF BEGINNING;
thence continue South $89^{\circ}40'47''$ East along said North line for a distance of 83.02 feet to a point of curvature;
thence along the arc of said curve to the left, concave to the Northwest, having a radius of 25.00 feet, through a central angle of $90^{\circ}31'57''$ an arc distance of 39.50 feet, more or less, to a point of tangency on the East line of said Lot 10, also being the Westerly right-of-way margin of Skagit Street;
thence North $0^{\circ}12'44''$ West along said East line for a distance of 51.77 feet;
thence North $89^{\circ}40'47''$ West for a distance of 126.54 feet, to a point that will be the Easterly margin of a future road to the City of Burlington per the Helgeson 32 Lot Long Plat No. 1-07;
thence along said proposed margin as follows:

South $0^{\circ}19'13''$ West for a distance of 58.00 feet to a point of curvature;
thence along the arc of said curve to the left, concave to the Northeast, having a radius of 19.00 feet, through a central angle of $90^{\circ}00'00''$, an arc distance of 29.84 feet, more or less, to a point of tangency on said North line of the South 4.00 feet of Lot 9, Block 125 and being the TRUE POINT OF BEGINNING.

TOGETHER WITH a non-exclusive mutually beneficial easement for ingress, egress and utilities (to be future road right-of-way to the City of Burlington dedicated on the future Helgeson 32 Lot Long Plat No. 1-07) over, under and across portions of Lots 8, 9 and 10, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, said easement area being more particularly described as follows:

Commencing at the Southwest corner of said Lot 6, Block 125;
thence North $0^{\circ}12'44''$ West along the West line of said Lot 6 also being the Easterly right-of-way margin of Regent Street, for a distance of 4.00 feet, more or less, to the North line of the South 4.00 feet (as measured perpendicular to the South line) of said Lot 6;
thence South $89^{\circ}40'47''$ East along said North line, or line extended into Lot 7, 8 and 9 said Block 125, for a distance of 339.38 feet to a point of curvature on the Westerly margin of a future road to the City of Burlington per the Helgeson 32 Lot Long Plat No. 1-07 and being the TRUE POINT OF BEGINNING;
thence along said proposed road margin as follows:



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Schedule "A-1"

DESCRIPTION CONTINUED:

thence along the arc of said curve to the left, concave to the Northwest, having a radius of 19.00 feet, through a central angle of $90^{\circ}00'00''$ an arc distance of 29.84 feet, to a point of tangency;
thence North $0^{\circ}19'13''$ East for a distance of 58.00;
thence South $89^{\circ}40'47''$ East for a distance of 50.00 feet to a point that will be on the Easterly right-of-way margin to the City of Burlington per the Helgeson 32 Lot Long Plat No. 1-07;
thence along said proposed margin as follows:

South $0^{\circ}19'13''$ West for a distance of 58.00 feet to a point of curvature;
thence along the arc of said curve to the left, concave to the Northeast, having a radius of 19.00 feet, through a central angle of $90^{\circ}00'00''$, an arc distance of 29.84 feet, more or less, to a point of tangency on the North line of the South 4.00 feet (as measured perpendicular to the South line) of Lot 9, said Block 125 at a point bearing South $89^{\circ}40'47''$ East from the TRUE POINT OF BEGINNING;
thence North $89^{\circ}40'47''$ West along said North line for a distance of 88.00 feet, more or less, to the TRUE POINT OF BEGINNING.

Situate in the City of Burlington, County of Skagit, State of Washington.

P4077-125-010-0400

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