



Skagit County Auditor
9/12/2014 Page

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\$74.00
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When Recorded Mail To:

Trustee Services, Inc.
P.O. Box 2980
Silverdale, WA 98383-2980

PARTIAL RECONVEYANCE

TSI # W342080G

14 1053

The undersigned as trustee under that certain Deed of Trust described below:

Original Borrower:

RICHARD S. DUFFY, AS TRUSTEE OF THE RICHARD DUFFY TESTAMENTARY TRUST
AS CREATED IN SKAGIT COUNTY PROBATE NO. 03-4-0130-9 & (CON'T BELOW)**

Original Trustee:

GUARDIAN NORTHWEST TITLE - SKAGIT

Original Beneficiary:

PEOPLES BANK

Dated : 08/23/2012
Recorded : 09/04/2012
Auditor's F/#: 201209040033
Book / Reel :
Page :

Re-Recorded :
Auditor's F/#:
Book / Reel :
Page :

Filed for record in SKAGIT County, State of 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 grant, bargain, sell and reconvey, without warranty, to the person(s) entitled thereto all right, title and interest now held by the trustee in and to that portion of the real property described in said Deed of Trust, described as follows:

LOT 1 OF CITY MOUNT VERNON SHORT PLAT NO. MV-11-80,
SKAGIT COUNTY, WASHINGTON.

"SEE ATTACHED LEGAL DESCRIPTION"

**RICHARD S. DUFFY, AS TRUSTEE OF THE MARJE W. DUFFY
TESTAMENTARY TRUST AS CREATED IN SKAGIT COUNTY PROBATE

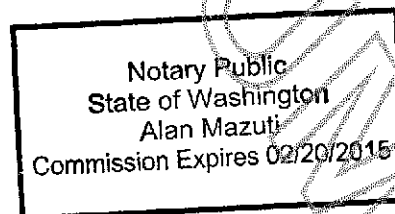
TAX ID NUMBER: PTN P25681, 340417-0-083-0106

Date: 09/10/2014

TRUSTEE SERVICES, INC.

Daniel W. Ormerod, President

State of Washington, County of Kitsap



On 09/10/2014, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Daniel W. Ormerod to me known to be the President of 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 state that he/she is authorized to execute the said instrument.

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

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

Exhibit "D"

W3420806

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(Skagit County Assessor's Parcel Numbers P-25681, P-25771 and
Portion of P-25886)

After Boundary Line Adjustment

Lot 1 of City of Mount Vernon Short Plat No. MV-11-80, approved November 21, 1980, recorded November 21, 1980 in Book 5 of Short Plats, page 6, under Auditor's File No. 8011210021 and being a portion of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W M

TOGETHER WITH that portion of Lot 2, City of Mount Vernon Short Plat No MV-11-80, recorded under Auditor's File No 8011210021, records of Skagit County, Washington, described as follows

BEGINNING at the Northwest corner of said Lot 2,
thence South 87°55'09" East a distance of 125.52 feet to the TRUE POINT OF
BEGINNING;
thence continue South 87°55'09" East a distance of 33.00 feet;
thence North 01°07'37" East a distance of 11.64 feet,
thence North 87°55'09" West a distance of 33.00 feet;
thence South 01°07'37" West a distance of 11.64 feet to the TRUE POINT OF
BEGINNING;

ALSO TOGETHER WITH The South 280 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M ,

EXCEPT the West 143.5 feet thereof,

AND EXCEPT the South 40 feet thereof,

AND EXCEPT that portion of said premises lying East of the following line.

BEGINNING at the East 1/4 corner of said Section;
thence North 87°55'03" West along the South line of the Northeast 1/4 of said
Section 17, 345.83 feet;
thence North 0°14'33" West 30.02 feet to the TRUE POINT OF BEGINNING,
thence continue North 0°14'33" West, 250.20 feet to the North line of the South
280.00 feet of said subdivision and the terminus of said described line.

ALSO EXCEPT that portion thereof within Lot 1 of Short Plat No. MV-11-80, approved November 21, 1980, recorded November 21, 1980 in Volume 5 of Short Plats, page 6, under Auditor's File No 8011210021



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AND ALSO TOGETHER WITH that portion of the North 285 33 feet of the South 565 33 feet of the West 333 00 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W M

TOGETHER WITH the North 285 33 feet of the South 565 33 feet of the East 15 00 feet of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W M. lying Southerly and Westerly of the following described line:

BEGINNING at the Southeast corner of the Southeast 1/4 of the Northeast 1/4 (East 1/4 corner) of said Section 17, Township 34 North, Range 4 East, W M ;
thence North 87°54'52" West (called North 87°55'03" West in previous description) along the South line of said subdivision for a distance of 345 83 feet;
thence North 0°14'22" West (called North 0°14'33" West in previous description) for a distance of 280 23 feet, more or less, to the North line of the South 280 00 feet of said subdivision (as measured parallel with and perpendicular to the South line) and being the TRUE POINT OF BEGINNING of said line;
thence continue North 0°14'22" West for a distance of 5 00 feet,
thence North 87°54'52" West for a distance of 137.21 feet,
thence North 1°07'34" East for a distance of 29.50 feet;
thence North 87°54'52" West for a distance of 118.50 feet,
thence North 1°07'34" East for a distance of 124 00 feet,
thence North 87°54'52" West for a distance of 72.35 feet, more or less, to the West line of the East 15.00 feet of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 (as measured parallel with and perpendicular to the East line) of said Section 17, Township 34 North, Range 4 East, W.M. and being the terminus of said line.

ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record

All being situate in the City of Mount Vernon, County of Skagit, State of Washington

Containing 78,668 sq ft 1.81 acres



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