



Skagit County Auditor

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9:09AM

AFTER RECORDING, RETURN TO:

First American Title Insurance Company

181 East 5600 S, #330

Murray, UT 84107

Reference Number: 3315331576



MERS MIN: 100039033153315761-888-679-MERS

**FULL RECONVEYANCE**

First American Title Insurance Company, authorized to conduct business in the State of Washington, pursuant to a written request of the Beneficiary thereunder, does hereby reconvey, without warranty, to the person or persons entitled thereto, the trust property now held by it as Trustee under said Trust Deed, which Trust Deed covers real property situated in Skagit County, State of Washington, described as follows:

Trustor(s): Vicki M. Tisdell and Raymond L. Sandstrom, wife and husband

Beneficiary: Mortgage Electronic Registration Systems, Inc., as nominee for Quicken Loans Inc. its successors and assigns

Recording Date: 4/9/2013 Entry #: 201304090020 Book #: n/a Page #: n/a

Legal Description:

See Exhibit A

Tax ID Number: P24694, 340414-0-002-0008, P126737, 340414-0-001-0200, P126738 and 340414-2-001-0300

In Witness Whereof, First American Title Insurance Company, as Trustee, has caused its Company name to be hereto affixed on 12/19/2014.

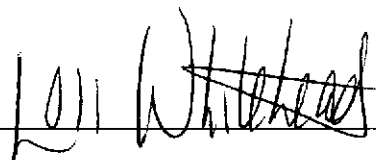
First American Title Insurance Company

By: 

Paul Richards, Authorized Agent

State of UT  
County of Salt Lake

On 12/19/2014, personally appeared before me Paul Richards, who being duly sworn, did say that he is an Authorized Agent of First American Title Insurance Company, and that said instrument was signed in behalf of said Company.

Notary 

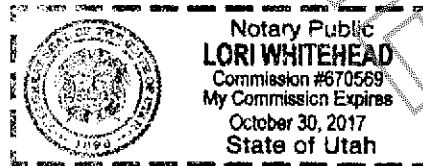


Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF Washington, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 4 EAST OF W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 14;

THENCE WEST, ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 275.88 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE NORTHERN PACIFIC RAILWAY COMPANY;

THENCE SOUTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE, 1,086.24 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE SOUTHWESTERLY LONG SAID RIGHT-OF-WAY, 408.00 FEET;

THENCE NORTHWESTERLY IN A STRAIGHT LINE, 1,691.33 FEET, MORE OR LESS, TO A POINT 396.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 14 AND ON THE WEST LINE OF SAID SECTION 14;

THENCE NORTH, ALONG THE WEST LINE THEREOF A DISTANCE OF 396.00 FEET;

THENCE EAST, ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 329.30 FEET;

THENCE SOUTHEASTERLY, IN A STRAIGHT LINE, 1,640.27 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING

TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 4 EAST OF W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 4 EAST OF W.M.;

THENCE WEST, ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 275.88 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE NORTHERN PACIFIC RAILWAY COMPANY;

THENCE SOUTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE, 1,494.24 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY 408.00 FEET;

THENCE NORTH  $56^{\circ}41'17''$  WEST, ALONG THE NORTHEASTERLY LINE OF THE ABOVE DESCRIBED PARCEL, 157.80 FEET;

THENCE NORTH  $46^{\circ}15'53''$  EAST 126.54 FEET;

THENCE SOUTH  $53^{\circ}55'39''$  EAST 185.22 FEET TO THE CENTER OF THAT CERTAIN 100 FOOT WIDE RIGHT-OF-WAY TO SEATTLE LAKE SHORE AND EASTERN RAILWAY



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COMPANY RIGHT-OF-WAY AS CONVEYED BY DEED DATED APRIL 4, 1890 AND RECORDED JULY 13, 1890, IN VOLUME 10 OF DEEDS, PAGE 651, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE SOUTH 36°04'21" WEST, ALONG SAID CENTERLINE, 241.88 FEET;

THENCE CONTINUE ALONG SAID CENTERLINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 1,503.12 FEET THROUGH A CENTRAL ANGLE OF 1°47'53" AN ARC DISTANCE OF 47.17 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL AS CONVEYED TO SKAGIT COUNTY BY DEED RECORDED NOVEMBER 11, 1996, UNDER AUDITOR'S FILE NO. 9611150090;

THENCE SOUTH 55°43'32" EAST 50.00 FEET TO THE SOUTHEASTERLY CORNER OF THAT CERTAIN PARCEL AS CONVEYED TO SKAGIT COUNTY UNDER AUDITOR'S FILE NO. 9611150090, SAID POINT BEING THE POINT OF DIVERGENCE OF THE RIGHT-OF-WAY OF STATE HIGHWAY 9 AND THE EASTERLY LINE OF 100 FOOT STRIP CONVEYED TO SEATTLE LAKE SHORE AND EASTERN RAILWAY COMPANY RIGHT-OF-WAY;

THENCE SOUTHWESTERLY ALONG THE RIGHT-OF-WAY OF THE SEATTLE LAKE SHORE AND EASTERN RAILWAY COMPANY RIGHT-OF-WAY, A DISTANCE OF 226.59 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY PROJECTION OF THE SOUTHWESTERLY LINE OF THE ABOVE DESCRIBED PARCEL;

THENCE NORTH 60°07'16" WEST, ALONG SAID PROJECTION, 100.66 FEET TO THE TRUE POINT OF BEGINNING

SITUATE IN COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS RESERVED BY THE GRANTOR'S HEREIN OVER, ACROSS AND UNDER THOSE PREMISES DESCRIBED ON EXHIBIT "B" OF A DEED RECORDED UNDER AUDITOR'S FILE NO. 200707170113, BEING A PORTION OF THE NORTHWEST QUARTER OF SAID SECTION 14.

SITUATE IN COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL NO.: P24694, 340414-0-002-0008, P126737, 340414-0-001-0200, P126738 AND 340414-2-001-0300.

Parcel ID: P24694, 340414-0-002-0008, P126737



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