



201601040085

Skagit County Auditor

\$74.00

1/4/2016 Page

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WHEN RECORDED RETURN

Filed for Record at Request of
Land Title Company of Skagit County
Order No.: 153358-Q

PARTIAL RECONVEYANCE

The undersigned as trustee under that certain Deed of Trust, dated SEPTEMBER 17 2015 in which ALLEN FAMILY INVESTMENTS LLC, a Washington Limited Liability Company is grantor and WASHINGTON FEDERAL is beneficiary, recorded on SEPTEMBER 28 2015 as Auditor's No. 201509280001 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:

Portion First Amendment to Mariner's Ridge. Described as 15-20 and 1-6, Blk. 36
Kellogg and Ford's Addition.
See Attached Legal
P124677

Land Title and Escrow

Dated December 31 2015

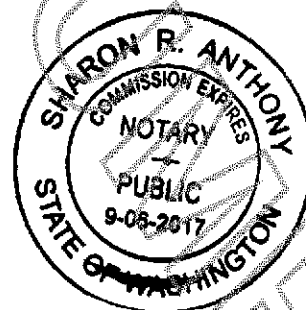
LAND TITLE & ESCROW COMPANY

By:

Eldon Brown (Name-Title) Manager

STATE OF
WASHINGTON }ss.
COUNTY OF SKAGIT

On this 31st day of DECEMBER 2015
before me, that undersigned, a Notary Public in and for the State of
Washington, duly commissioned and sworn, personally appeared
ELDON BROWN, to me known to be the
authorized signatory of LAND TITLE & 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 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 9/6/2017

That portion of the "FIRST AMENDMENT TO MARINER'S RIDGE," a condominium, as per survey map and set of plans recorded June 19, 2008, under Auditor's File No. 200806190101, and as identified in Declaration of Condominium recorded under Auditor's File No. 200606120160 and as modified by Amendments thereto recorded June 19, 2008 January 20, 2009, under Auditor's File Nos. 200806190102 and 200901200023, respectively, records of Skagit County, Washington, described as follows:

Lots 15 through 20 and Lots 1 through 6, Block 36, "KELLOGG AND FORD'S ADDITION TO ANACORTES", according to the plat thereof recorded in Volume 1 of Plats, page 41, records of Skagit County, Washington;

TOGETHER WITH vacated alley in Block 36, vacated in Ordinance No. 2362 and attaches by operation of law;

EXCEPT the North 12.12 feet of Lots 1 through 6 of said Block 36;

ALSO EXCEPT that portion described as follows:

Beginning at a point on the West line of said Block 36, 12.12 feet South of the Northwest corner thereof;
thence South 89°52'32" East for 182.58 feet to an intersection with the East line of Block 36;
thence South along the East line thereof for 50 feet to a point 153.88 feet North of the Southeast corner thereof;
thence North 89°52'32" West for 182.35 feet to the West line of said Block 36;
thence North 0°32'37" West along the West line thereof for 50 feet to the point of beginning;

AND ALSO EXCEPT right-of-way for existing roadway which provides access to the Ridge Development as disclosed by Statutory Warranty Deed recorded as Auditor's File No. 200404290127;

(The above described parcel is depicted as "Parcel A" on face of said "First Amendment to Mariners Ridge" survey map as recorded under Skagit County Auditor's File No. 200806190101)

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

(P124677) 4894-000-999-0000