



201602120059

Skagit County Auditor

\$83.00

2/12/2016 Page

1 of 11 1:04PM

AFTER RECORDING PLEASE RETURN TO:

ROBERT J. RAUCH  
LAW OFFICES OF ROBERT J. RAUCH  
1159 CHUCKANUT RIDGE DRIVE  
BOW, WASHINGTON 98232

#201602080029

**PARTIAL RELEASE OF INTEREST**

**Grantor(s):**

Estate of Linda Tynes, King County Probate No.  
15-4-07035-2 SEA, Keven Tynes, Personal  
Representative.

**Grantee(s):**

City of Mount Vernon, Washington

**Abbreviated Legal Description:**

Assessor's Tax Parcel Number P26489  
Abbreviated Legal Description: (1.1500 ac) TAX  
41 BEG ON W SIDE 1ST ST & N LI BROA DST  
IF EXT WLY TH N ALG W LI 1ST ST 85FT TH  
WLY AT R/A TO SKAGIT RIV TH SLY ALG  
RIV TAP 75FT MEAS AT R/A TO N LI  
SNOQU- ALMIE ST IF EXT WLY TH E PLT N  
LI SD ST TO E LI 1ST ST TH NLY ALG W LI  
1ST ST TPOB

Assessor's Tax Parcel Number P26490  
Abbreviated Legal Description: (0.2900 ac) TAX  
43 BEG AT INT OF LI DRWN W FR NW C  
BLK 8 RIVERSIDE WI W LI 1ST ST TH N 20

DEG E 34FT TH W TO SKAGIT RIV TH ALG  
SD RIV TAP W OF TPB TH E TPB

Assessor's Tax Parcel Number: P26491

Abbreviated Legal Description: (1.7100 ac) TAX  
44-45-46 BEG ON W SIDE 1ST ST 322FT W OF  
NW C BLK 8 RIVERSIDE ADD TH S 20 DEG  
W 343.34 FT TH W TO SKAGIT RIV TH NLY  
ALG SD RIV TAP W OF TPB LESS PTN TAX  
50

Assessor's Tax Parcel Number: P26504

Abbreviated Legal Description: TAX 50 BEG AT  
INT OF S LI SNOQUALMIE ST & W LI 1ST ST  
TH S ALG W LI 1ST ST 343.34FT TPB TH S  
20DEG W ALG WLY LI 1ST ST 290.14FT TO  
ANGLE PT IN ST LI TH S 52DE G07FT W ALG  
W LI 1ST ST 56.66FT TH N 70 DEG W 375 FT  
M/L TO SKAGIT RIV TH NELY ALG RIV TAP  
BEAR N 70 DEG W FR TPB TH S 70DEG E  
285FT TPB THIS TAX IS FORMER TAX 50 50  
1/2C 50 1/2D & PTN 46 (2.1000 ac)

Assessor's Tax Parcel Number: P26505

Abbreviated Legal Description: TAX 51 GV LT 6  
SEC 19 & NW 1/4 NE 1/4 SEC 30 BEG AT INT  
OF SNOQUALMIE ST SHWN BLK S8 & 9  
RIVERSIDE ADD PROD W & WLY LI 1ST TH  
S 20-00 W ALG WLY LI SD 1ST ST 633.4 8FT  
TO ANGLE PT 1ST ST TH S 52-07 W ALG  
WLY LI 1ST ST 56.68FT TPB TH S 55-04 W  
ALG WLY LI 1ST ST 8.47FT TH S 51-49 W  
ALG WLY LI 1ST ST 38.84FT TH S 72-00 W  
57.31FT TH S 89-06 W 51.48FT TH N 70-00 W  
326FT M/L TO BNK SKAGIT RIV TH NELY  
ALG SD BNK TAP BEAR N 70-00 W FR TPB  
TH S 70-00 E 375FT M/L TPOB.

Assessor's Tax Parcel Number: P26531

Abbreviated Legal Description: (0.3500 ac) TAX  
64 BEG AT INT OF N LI SNOQUALMIE ST W  
LI 1ST ST TH NLY ALG 1ST ST 75FT TH W  
TO SKAGIT RIV TH ALG SD RIV TAP W OF

TPB TH E TPOB

Assessor's Tax Parcel Number: P26532  
Abbreviated Legal Description: (0.1200 ac) TAX  
65 BEG 34FT N OF INT OF S LI SNOQUA -  
LMIE ST WI W LI 1ST ST TH NLY ALG 1ST S  
T26FT TH W TO SKAGIT RIV TH SLY ALG  
RIV TAP W OF TPB TH E TPB

**Tax Parcel ID Numbers**

P26491, P26504, P26505, P26531, P26532;  
P26489 and 26490

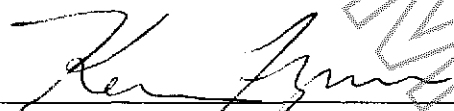
**Reference No. of Document**

**Released: 201602080029**

For good and valuable consideration, Keven Tynes, in his capacity as Personal Representative of the Estate of Linda Tynes, King County Probate No. 15-4-07035-2 SEA, hereby releases to the City of Mount Vernon any security interest the Estate of Linda Tynes may have in that portion of the real property described in Exhibit A hereto, and depicted in Exhibit B attached hereto ( the "Released Property"), that is subject to that certain Amended and Restated Deed of Trust dated February 8, 2016 and recorded on the same date, under Skagit County Auditor's number 201602080029. The Amended and Restated Deed of Trust replaces in its entirety that certain original Deed of Trust dated May 1, 2012 and recorded on May 4, 2012 under Recording No. 201205040019, Records of Skagit County, Washington. The Released Property has been acquired by the City of Mount Vernon, Washington for flood control purposes pursuant to that certain Property Rights Acquisition and Settlement Agreement between Commercial Cold Storage Inc. and the City of Mount Vernon dated February 4, 2016.

Chicago Title Insurance Company, as Trustee under the Amended and Restated Deed of Trust, is authorized and directed by this beneficiary to issue a partial reconveyance consistent herewith.

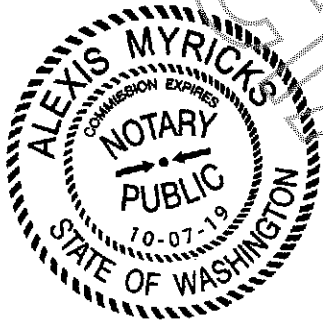
Dated this 11 day of February, 2016.

  
\_\_\_\_\_  
Keven Tynes, Personal Representative of the Estate  
of Linda Tynes

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

On this 11 day of February, 2016, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Keven Tynes, in his capacity as personal representative of the Estate of Linda Tynes, 15-4-07035-2 SEA, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 11 day of February, 2016.



Alexis Myricks  
Type or Print Name: Alexis Myricks  
NOTARY PUBLIC in and for the State of  
Washington, residing at: Edmonds, 98020  
My Commission Expires: 10-07-19

### **Exhibit A: Legal Description of Released Property**

That portion of the below described **Parcels A, B, C, and D** being a part of the Southeast 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4 (Government Lot 6) of Section 19, and the Northwest 1/4 of the Northeast 1/4 of Section 30, all in Township 34 North, Range 4 East, W.M., more particularly described as follows;

A portion of the below described **Parcel D** lying Northerly and Westerly of the following described line:

Commencing at a point on the West line of First Street, being the intersection of the West line of First Street with the North line of Snoqualmie Street extended Westerly, according to the plat of "Riverside Addition to the Town of Mount Vernon", recorded in Volume 3 of Plats, page 24, records of Skagit County, Washington; Thence North  $21^{\circ}31'26''$  East, for a distance of 435.25 feet along said West line of First Street to the Easterly corner of the below described **Parcel D**; Thence North  $68^{\circ}28'34''$  West along the Northerly line of said **Parcel D**, for a distance of 90.25 feet to the **Point of Beginning** of herein described line; Thence South  $21^{\circ}26'50''$  West, for a distance of 384.95 feet, to a point hereinafter referred to as "**Point A**"; Thence North  $88^{\circ}02'54''$  West, for a distance of 90 feet, more or less, to the bank of the Skagit River and the and the **Terminus** of herein described line.

Containing 22,212 square feet, more or less.

Together with that portion of the below described **Parcels A, B, and C** lying Westerly of the following described line:

Commencing at said "**Point A**" of the above described line; Thence South  $42^{\circ}30'53''$  West, for a distance of 364.52 feet to the **Point of Beginning**; Thence the following courses and distances; South  $36^{\circ}16'00''$  West, 85.60 feet; South  $47^{\circ}54'40''$  West, 45.96 feet; South  $36^{\circ}34'19''$  West, 152.05 feet; South  $33^{\circ}37'35''$  West, 179.73 feet; South  $30^{\circ}24'54''$  West, 99.89 feet to a point on the South line of the below described **Parcel A** and the **Terminus** of herein described line. This described area is bound on the North by a line that bears North  $53^{\circ}44'00''$  West from said **Point of Beginning** to the Bank of the Skagit River and on the South by the Southerly line of said **Parcel A** bearing North  $68^{\circ}28'34''$  West to said river bank.

Containing 34,156 square feet, more or less.

Situate in Skagit County, Washington

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**Parcel A, B, C, and D descriptions per Schedule "C"**  
**Guardian Northwest Title and Escrow Commitment No. 107152**

**Parcel A:**

That portion of Government Lot 6 in Section 19 and of the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the South line of Snoqualmie Street as shown fronting on Blocks 8 and 9 in "Riverside Addition to the Town of Mount Vernon", according to the plat recorded in Volume 3 of Plats, page 24, records of Skagit County, Washington, produced West and the Westerly line of First Street

as established in the City of Mount Vernon, Washington; thence South 20 degrees 00' West along the Westerly line of said First Street a distance of 633.48 feet to an angle point in said Street line; thence South 52 degrees 07' West along the Westerly line of said First Street a distance of 56.68 feet to the true point of beginning; thence South 55 degrees 04' West along the Westerly line of First Street a distance of 8.47 feet; thence South 51 degrees 49' West along the Westerly line of First Street a distance of 34.84 feet; thence South 72 degrees 09' West a distance of 57.31 feet; thence South 89 degrees 06' West a distance of 51.48 feet; thence North 70 degrees 00' West a distance of 326 feet, more or less to the bank of Skagit River; thence Northeasterly along said river bank to a point which bears North 70 degrees 00' West from the true point of beginning; thence South 70 degrees 00' East a distance 375 feet, more or less, to the true point of beginning.

**Parcel B:**

That portion of the Southeast 1/4 of the Southeast 1/4 and of Government Lot 6 in Section 19, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the South line of Snoqualmie Street, as shown fronting on Blocks 8 and 9 in "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON", produced West, and the Westerly line of First Street as established in the City of Mount Vernon, Washington; thence South 20 degrees 00' West along the Westerly line of said First Street 343.34 feet to the true point of beginning; thence South 20 degrees 00' West along the Westerly line of said First Street 290.14 feet to an angle point

in said street line; thence South 52 degrees 07' West along the Westerly line of said First Street, 56.68 feet; thence North 70 degrees 00' West 375 feet, more or less, to the bank of the Skagit River; thence Northeasterly along said river bank to a point which bears North 70 degrees 00' West from the true point of beginning; thence South 70 degrees 00' East 285 feet, more or less, to the true point of beginning.

**Parcel C:**

That portion of the Southeast 1/4 of the Southeast 1/4 and of Government Lot 6 of Section 19, Township 34 North, Range 4 East, W.M., in Skagit County, Washington, described as follows:

Beginning at a point on the West line of First Street, 60 feet West of the Southwest corner of Block 7, "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON", as per plat recorded in Volume 3 of Plats, page 24, and 75 feet Northerly, as measured along said West line, from its intersection with the

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North line of Snoqualmie Street if the same were extended, said point being the Northeast corner of that certain tract conveyed to Stokely-Van Camp, Inc., an Indiana corporation, by Deed recorded under Auditor's File No. 518834; thence South 20 degrees 00' West, along the Westerly line of First Street, 478.34 feet, more or less, to the Northeast corner of that certain tract of land described in Contract of Sale

in favor of Skagit Investors, a general partnership, recorded under Auditor's File No. 8009040009; thence North 70 degrees 00' West, along the North line of said Skagit Investors tract, 285 feet, more or less to the bank of the Skagit River; thence Northerly, along the said river bank, to intersect a line 75 feet Northerly of and parallel with the North line of Snoqualmie Street, if the same were extended Westerly; thence Easterly, along said line to the Point of Beginning.

**Parcel D:**

That portion of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 34 North, Range 4 East, W.M., described as follows:

Commencing 60 feet West of the Southwest corner of Block 7, "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON", according to the Plat thereof recorded in Volume 3 of Plats, Page 24, said point being the intersection of the North line of Snoqualmie Street, if the same were extended, and the West line of First Street; thence Northerly along the West line of said First Street, 75 feet to the Northeast corner of that certain tract of land conveyed to Stokely-Van Camp, Inc., an Indiana corporation,

by deed recorded under Auditor's File No. 518834, records of Skagit County, Washington, and the true point of beginning; thence continuing Northerly along the West line of First Street, to a point 85 feet Northerly of the intersection of said West line of First Street with the North line of Broadway, if extended

Westerly; thence Westerly, at right angles, to the Skagit River; thence Southerly along said river to intersect a line 75 feet Northerly of and parallel with the North line of Snoqualmie Street, if the same were extended Westerly; thence Easterly along said line to the true point of beginning.

UNOFFICIAL DOCUMENT



**Exhibit B**

Drawing showing Released Property



