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Skagit County Auditor

\$74.00

3/14/2017 Page

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2 3:22PM

WHEN RECORDED RETURN

Filed for Record at Request of
Land Title & Escrow Company
01-161217-OE

PARTIAL RECONVEYANCE

The undersigned as trustee under that certain Deed of Trust, dated OCTOBER 26 2006 in which
A. ANN PARKER, TRUSTEE OF THE CUNNINGHAM FAMILY TRUST is grantor and
JAMES A COOK JR AND TERRIE COOK H/W is beneficiary, recorded on
NOVEMBER 3 2006 as Auditor's No.
200611030141* 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:

- A RE-RECORD OF DOCUMENT #200610270008

SEE ATTACHED LEGAL DESCRIPTION
PTN SWNW 14-35-7 P42676, P111152

Dated MARCH 14 2017

LAND TITLE & ESCROW COMPANY

By:

Eldon Brown (Name-Title) Manager

STATE OF
WASHINGTON } ss.
COUNTY OF SKAGIT

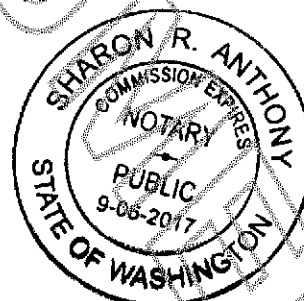
On this 14TH day of MARCH 2017
before me, that undersigned, a Notary Public in and for the State of
Washington, duly commissioned and sworn, personally appeared
ELDON BROWN, to me known to be the
authorized signatory of LAND TITLE & ESCROW CO
The corporation that executed the foregoing instrument, and
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 BURLINGTON

My appointment expires 9/6/2017



DESCRIPTION:

PARCEL "A":

That portion of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 14, Township 35 North, Range 7 East, W.M., lying North of the Map of the "MAP OF BESSEMER SKAGIT COUNTY, WASHINGTON", according to Plat recorded in Volume 2 of Plats, Page 97, records of Skagit County, Washington;

EXCEPT ROADS;

Situate within the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Southwest 1/4 of the Northwest 1/4 of Section 14, Township 35 North, Range 7 East, W.M., lying North of that fence line as depicted on the face of that Survey recorded September 7, 1993, under Skagit County Auditor's File No. 9309070015, and as awarded to Ann Parker as Successor Trustee of the Cunningham Family Trust, dated June 17, 1997, in Decree of Quiet Title, dated March 6, 2007, filed March 6, 2007, Superior Court of the State of Washington, Skagit County, Cause No. 98-2-01678-0; More particularly described as a strip of land in the Southwest 1/4 of the Northwest 1/4 of Section 14, Township 35 North, Range 7 East, W.M., being a portion of the "MAP OF BESSEMER SKAGIT COUNTY, WASHINGTON", according to Plat recorded in Volume 2 of Plats, Page 97, records of Skagit County, Washington, beginning at the intersection of the centerline of Fourth Street of said Plat with the prolongation of the West line of Block 6 thereof; Thence South 87 Degrees 29 Minutes 07 Seconds West, 560.0 Feet; Thence South 01 Degrees 31 Minutes 33 Seconds East, 52 Feet; Thence East along the 'Existing Fenceline' as depicted by Survey recorded under Skagit County Auditor's File No. 9309070015 to the West line of said Block 6; Thence North 01 Degrees 32 Minutes 24 Seconds West, 51 Feet along the West line of said Block 6, to the point of beginning.

EXCEPT ROADS;

Situate within the County of Skagit, State of Washington.