

**After Recording Return To:**  
**SKAGIT LAW GROUP, PLLC**  
**P. O. Box 336**  
**Mount Vernon, WA 98273**



Skagit County Auditor \$18.00  
7/5/2017 Page 1 of 4 11:51AM

## ASSIGNMENT OF DEED OF TRUST

**ASSIGNOR:** **JOLENE K. BERRY and REBECCA E. POTTER,**  
**Successor Co-Trustees of the POTTER FAMILY TRUST**  
**uid 8/26/2002**

**ASSIGNEE:** **SANDRA L. POTTER,** a single woman

**TRUSTEE:** **LAND TITLE COMPANY OF SKAGIT,** a Washington  
corporation

**Legal Description:**

Abbreviated Form: Ptn Gov. Lot 1, 12-34-5 E W.M.

Additional on Page: Exhibit A

**Assessor's Tax Account and Parcel Nos:** 340412-0-002-0000, P24551

**Reference Number(s) of**  
**Documents assigned:** 200709050055

IN DISTRIBUTION of the Potter Family Trust uid 8/26/2002, following the death of the surviving Trustor, Charles E. Potter, and for no monetary consideration, the undersigned beneficiary (as "Assignor") hereby grants, conveys, transfers, and assigns to **SANDRA L. POTTER**, a single woman, its beneficial interest under that certain Deed of Trust dated August 12, 2007, executed by **RICHARD W. VANPELT** and **SHAWNA G. VANPELT**, as Grantors, to **LAND TITLE COMPANY OF SKAGIT**, a Washington Corporation, as Trustee, and recorded on September 5, 2007, under Auditor's File No. 200709050055, records of Skagit County, Washington, affecting lands legally described as follows:

See **Exhibit A** attached hereto and incorporated herein by this reference.



**Exhibit A  
(Legal Description)**

PARCEL "A":

The North ½ of the following described tract:

Beginning at a point 7.44 chains East and 4.32 chains South of the Northwest corner of Lot 1, of Section 12, Township 34 North, Range 4 East, W.M., and at a point on the Southern boundary of a county road known as the Clear Lake and Beaver Lake Road, 50 feet Easterly of where said road crosses the right of way of the Seattle and International Railroad;

thence running South 17.5° West parallel and 50 feet distant from said railroad right of way for a distance of 11.93 chains;

thence East 10.03 chains or until an intersection is made with the said above county road at its Western boundary, and thence North 27.5° West running along the Western boundary of said road about 13.30 feet chains to the point of beginning.

EXCEPTING from said "North ½" that portion thereof described as follows:

Beginning at a point 7.44 chains East and 4.32 chains South of the Northwest corner of said Government Lot 1, said point being at the intersection of the South boundary of the county road known as the Clear Lake and Beaver Lake Road, 50 feet Easterly of where said road crosses the right of way of the Seattle and International Railroad;

thence along the county road South 27.5° East a distance of 368 feet;

thence West to the Easterly line of the Puget Sound and Cascade Railroad Company right of way;

thence North 17.5° East along said right of way to the point of beginning.

EXCEPT from Parcel "A", the following described tract:

Beginning at the Southeast corner of said Parcel "A";

thence North 25°46'15" West along the East line of said Parcel "A" 64.64 feet;

thence South 70°21'18" West, a distance of 176.77 feet to the South line of said Parcel "A";

thence North 89°38'24" East along said South line, 194.59 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Puget Sound and Cascade Railroad right of way lying adjacent to and Westerly of the North ½ of the following described tract in Lot 1, Section 12, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 7.44 chains East and 4.32 chains South of the Northwest corner of Lot 1, Section 12, Township 34 North, Range 4 East, W.M., said point being on the Southern boundary of a county road known as the Clear Lake and Beaver Lake Road, and 50 feet Easterly of the point where said road crosses the right of way of the Northern Pacific Railway;

thence South 17.5° West parallel with said railway right of way a distance of 11.93 chains;

thence East 10.03 chains to an intersection with the aforesaid county road at its Westerly boundary;

thence North 27.5° West along the Westerly boundary of said county road 13.30 chains to the point of beginning.

DESCRIPTION CONTINUED:

PARCEL "B" continued:

EXCEPT that portion thereof described as follows:

Beginning at a point 7.44 chains East and 4.32 chains South of the Northwest corner of said Lot 1, said point being at the intersection of the South boundary of a county road known as the Clear Lake and Beaver Lake Road, and the Easterly line of the right of way of the Puget Sound and Cascade Railway Company right of way;

thence South 27.5° East along said county road right of way a distance of 138 feet;

thence North 63° West to an intersection with the Easterly boundary of Puget Sound and Cascade Railway Co.'s right of way;

thence North 17.5° East along said railway right of way to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

A portion of Tract C, as described herein, described as follows:

Beginning at the Northeast corner of said Tract C;

thence South 89°38'24" West along the North line of said Tract C 194.59 feet to the point of beginning of this description;

thence continuing South 89°38'24" West along said North line, 270.38 feet to the Easterly line of the abandoned Puget Sound and Cascade Railroad right of way;

thence North 71°37'30" West at right angles to said abandoned right of way, 50.00 feet to its Westerly line;

thence South 18°22'30" West along the Westerly line of said abandoned right of way 51.30 feet;

thence North 84°04'53" East, a distance of 335.79 feet to the point of beginning.

Said Tract C is described as follows:

The South ½ of the following described tract:

Beginning at a point 7.44 chains East and 4.32 chains South of the Northwest corner of Lot 1 of Section 12, Township 34 North, Range 4 East, W.M., and at a point on the Southern boundary of a county road known as the Clear Lake and Beaver Lake Road, 50 feet Easterly of where said road crosses the right of way of the Seattle and International Railroad;

thence running South 17.5° West parallel and 50 feet distant from said railroad right of way for a distance of 11.93 chains;

thence East 10.03 chains or until an intersection is made with the said above county road at its Western boundary, and thence North 27.5° West running along the Western boundary of said road about 13.30 chains to the point of beginning.

TOGETHER WITH that portion of the abandoned Puget Sound and Cascade Railroad right of way lying Westerly of and adjacent thereto.

Situate in the County of Skagit, State of Washington.