



Skagit County Auditor

\$75.00

1/18/2018 Page

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2 3:02PM

WHEN RECORDED RETURN:

02-162323-FE

Filed for Record at Request of
Land Title & Escrow Company

PARTIAL RECONVEYANCE

The undersigned as trustee under that certain Deed of Trust, dated NOVEMBER 12 2010 in which
PADILLA HEIGHTS PROPERTIES LLC is grantor and
MMAK LLC is beneficiary, recorded on
NOVEMBER 16 2010 as Auditor's No.
201011160092 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:

SEE ATTACHED LEGAL
3858-000-068-0500/P125346Section 27, Township 35 North, Range 1
East, W.M.Dated JANUARY 18 2018

LAND TITLE & ESCROW COMPANY

By:

Elden Brown

(Name-Title)

Manager

STATE OF WASHINGTON
COUNTY OF SKAGIT

}ss.

On this 18TH day of JANUARY 2018
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

Notary Public in and for the State of Washington,

Residing at BURLINGTON

My appointment expires

9/6/2021



Lot 2, "City of Anacortes Boundary Line Adjustment No. BLA-2015-0009," recorded October 8, 2015, under Skagit County Auditor's File No. 201510080086; more fully described as follows:

That portion of Lots 67, 68 and 69, "ANACO BEACH, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington, also being a portion of the Southeast $\frac{1}{4}$ of Section 27, Township 35 North, Range 1 East, W.M., being more particularly described as follows:

Beginning at the most Southerly corner of Lot 2 of that certain Boundary Line Adjustment Map recorded under Skagit County Auditor's File No. 200403020078, also being the Westerly most corner of Lot A of Marine Point Short Plat No. ANA-04-009, recorded under Skagit County Auditor's File No. 200408250062;

thence North $57^{\circ}52'27''$ West along the Southerly line of said Lot 1, also being the Northerly right of way margin of Anaco Beach Road, for a distance of 131.03 feet to a point of curvature;
thence along the arc of said curve to the right having a radius of 50.00 feet, through a central angle of $51^{\circ}11'06''$ (called $51^{\circ}10'43''$ on previous descriptions) an arc distance of 44.67 feet (called 44.66 feet on previous descriptions), more or less, to the Easterly right of way margin of Marine Drive;
thence North $44^{\circ}02'01''$ East along said Easterly right of way margin for a distance of 20.05 feet and being the true point of beginning;

thence continue North $44^{\circ}02'01''$ East along said Easterly right of way margin of Marine Drive for a distance of 110.17 feet;

thence South $45^{\circ}57'59''$ East for a distance of 94.65 feet;

thence South $44^{\circ}02'01''$ West for a distance of 40.15 feet;

thence North $79^{\circ}34'50''$ West for a distance of 13.21 feet;

thence South $32^{\circ}07'33''$ West for a distance of 19.38 feet;

thence South $44^{\circ}02'01''$ West for a distance of 43.93 feet;

thence North $57^{\circ}52'27''$ West for a distance of 50.86 feet, more or less, to a point bearing South $30^{\circ}13'26''$ East from the true point of beginning;

thence North $30^{\circ}13'26''$ West for a distance of 39.35 feet, more or less, to the true point of beginning.

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