



201805220027

05/22/2018 09:21 AM Pages: 1 of 3 Fees: \$76.00
Skagit County Auditor

WHEN RECORDED RETURN:
SKAGIT BANK

01-165813-OE

Filed for Record at Request of
Land Title & Escrow Company

PARTIAL RECONVEYANCE

The undersigned as trustee under that certain Deed of Trust, dated OCTOBER 12, 2012 in which
C & G TIMBER, INC., is grantor and
SKAGIT BANK is beneficiary, recorded on
OCTOBER 18 2012 as Auditor's No.

201210180090 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:
That portion of the Northeast 1/4 of the Southeast 1/4 lying Southerly of the road; thad portion of the Southeast 1/4 of the
Southeast q/4 lying Southerly of the road and Westerly of the old railroad, and that portion of the Southeast 1/4 of
The Southwest of the Southeast 1/4 lying Southerly of the road extending over and across said Southwest 1/4 of the
Southeast 1/4 in Section 23 Township 36 North, Range 3 East, W.M
360323-4-001-0009/p48123, 360323-4-009-0001/P48134, 360323-4-011-0007/P48136

For more legal descriptions and tax parcel numbers see pages 2 and 3.

Dated MAY 22 2018

LAND TITLE & ESCROW COMPANY

By:

Eldon Brown

(Name-Title)

MANAGER

STATE OF WASHINGTON }ss.
COUNTY OF SKAGIT

On this 22ND day of MAY 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
Sharon R. Anthony
Notary Public in and for the State of Washington,

01-165813-OE

DESCRIPTION:

PARCEL "A":

That portion of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, lying Southerly of the road; that portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, lying Southerly of the road and Westerly of the old railroad; and that portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, lying Southerly of the road extending over and across said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ in Section 23, Township 36 North, Range 3 East, W.M.,

EXCEPT road rights of way.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 25, Township 36 North, Range 3 East, W.M.,

EXCEPT road rights of way.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

The Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; that portion of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, lying Southerly of the Easterly and Westerly road and Easterly of the Northerly and Southerly road; the South 100 feet of that portion of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, lying Southerly and Easterly of the road; the North 100 feet of that portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, lying Easterly of the road; the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$; that portion of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$, lying Northerly of the centerline of Colony Creek; and the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$,

EXCEPT that portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, lying Southwesterly of Colony Creek, all in Section 26, Township 36 North, Range 3 East, W.M.,

AND EXCEPT that portion conveyed to Corwin Fergus on October 31, 2002, under Auditor's File No. 200210310015, described as follows:

Beginning at the center $\frac{1}{4}$ section of Section 26;
thence North along the West line of Tract "E" of record of Survey, recorded in Book 12 of Surveys, pages 99 and 100, under Auditor's File No. 9202130038, also known as the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, a distance of 396.76 feet;
thence North $89^{\circ}16'35''$ East parallel to the North line of said Tract "E", a distance of 150.00 feet;
thence South $01^{\circ}10'51''$ West parallel to the West line of said Tract "E", a distance of 531.70 feet;
thence South $22^{\circ}13'42''$ West, a distance of 417.66 feet to the Southwest corner of said Tract "E";
thence North along West line of said Tract "E", also known as the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, a distance of 525.54 feet to the point of beginning.

AND ALSO EXCEPT road rights of way.

Situate in the County of Skagit, State of Washington.

General taxes, together with interest, penalty and statutory foreclosure costs, if any, first half delinquent May 1, 2018, if unpaid, second half delinquent November 1, 2018, if unpaid:

<u>Account No.</u>	<u>Year</u>	<u>Amount Billed</u>	<u>Amount Paid</u>	<u>Balance Owing</u>
360323-4-001-0009	2018	\$ 1.26	\$ 0.00	\$ 1.26
Property I.D. No.: P48123				
360323-4-009-0001	2018	\$ 14.13	\$ 0.00	\$ 14.13
Property I.D. No.: P48134				
360323-4-011-0007	2018	\$ 21.19	\$ 0.00	\$ 21.19
Property I.D. No.: P48136				
360325-2-003-0009	2018	\$ 38.88	\$ 0.00	\$ 38.88
Property I.D. No.: P48244				
360326-1-001-0002	2018	\$ 42.40	\$ 0.00	\$ 42.40
Property I.D. No.: P48301				
360326-1-003-0000	2018	\$ 42.40	\$ 0.00	\$ 42.40
Property I.D. No.: P48303				
360326-1-004-0009	2018	\$ 36.50	\$ 0.00	\$ 35.50
Property I.D. No.: P48304				
360326-1-005-0008	2018	\$ 34.17	\$ 0.00	\$ 34.17
Property I.D. No.: P48305				
360326-4-001-0006	2018	\$ 42.40	\$ 0.00	\$ 42.40
Property I.D. No.: P48383				
360326-4-002-0005	2018	\$ 42.40	\$ 0.00	\$ 42.40
Property I.D. No.: P48384				
360326-1-003-0100	2018	\$ 28.26	\$ 0.00	\$ 28.26
Property I.D. No.: P117909				
360326-1-001-0100	2018	\$ 23.56	\$ 0.00	\$ 23.56
Property I.D. No.: P117911				
360326-1-004-0100	2018	\$ 37.68	\$ 0.00	\$ 37.68
Property I.D. No.: P117912				
360326-1-005-0100	2018	\$ 42.40	\$ 0.00	\$ 42.40
Property I.D. No.: P117913				