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Skagit County Auditor



Chicago Title Company of Washington
3002 Colby Avenue, Suite 200, Everett, WA 98201

60006512 2018-89

PARTIAL RECONVEYANCE

The undersigned as trustee under that certain Deed of Trust, dated 04/20/2016 in which Burlington One, Inc. is grantor and RDH Properties, LLC is beneficiary, recorded on 04/21/2016, as Auditor's File No. 201604210084, 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, which request was approved by said grantor, does hereby reconvey, without warranty, to the person(s) entitled thereto all of the right, title and interest now held by said trustee in and to the property described in said Deed of Trust, situated in Skagit County, Washington, as follows:

Lot 1, 10, and 13 Plat of Maiben Glen Divisions 1 and 2 (Full legal on page 2-6)

For APN/Parcel ID(s): P133964 / 6047-000-001-0000, P133973 / 6047-000-010-0000, P133976 / 6047-000-013-0000, P128585 / 4077-125-010-0300 and P128583 / 4077-125-010-0100

DATED: 12/20/2018

Chicago Title Company of Washington


Kristy Jeglum, Assist. Vice President

Dated: 12/20/2018

State of Washington, County of Snohomish
I certify that I know or have satisfactory evidence that KRISTY JEGLUM is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath, stated that she was authorized to execute the instrument and acknowledged it as ASSISTANT VICE PRESIDENT of the above named company the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 12/19/2018


Talyn R. Wallin
My appointment expires 07/09/2021
Notary Public in and for the State of Washington
Residing at Lake Stevens, WA



LEGAL DESCRIPTION

Order No.: 500074756

For APN/Parcel ID(s): P133964 / 6047-000-001-0000, P133973 / 6047-000-010-0000, P133976 /
6047-000-013-0000, P128585 / 4077-125-010-0300 and P128583 /
4077-125-010-0100

Parcel "A":

Lots 1, 10, and 13, PLAT OF MAIBEN GLEN DIVISIONS 1 AND 2, according to the plat thereof, recorded under Auditor's File No. 201711130061, records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.

Parcel "B":

Those portions of Lots 7 and 8, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", as per plat recorded in Volume 3 of Plats, Page 11, Records of Skagit County, Washington, being more particularly described as follows:

Commencing at the Southwest corner of Lot 6, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", as per plat recorded in Volume 3 of Plats, Page 11, Records of Skagit County, Washington:

Thence North 0° 12' 44" West along the West line of said Lot 6, also being the Easterly right-of-way margin of Regent Street for a distance of 4.00 feet, more or less, to the North line of the South 4.00 feet (as measured perpendicular to the South line) of said Lot 6; thence South 89° 40' 47" East along said North line of the South 4.00 feet of Lot 6, or said line extended into Lots 7 and 8 of said Block 125 for a distance of 246.85 feet to the true point of beginning; thence North 0° 19' 13" East for a distance of 147.25 feet to a point that will be on the Southerly margin of a future road to the City of Burlington per the Helgeson 32 Lot Long Plat No. 1-07; thence along said proposed road margin as follows:

North 89° 39' 53" West for a distance of 51.00 feet to a point of curvature; thence along the arc of said curve to the left, concave to the Southeast, having a radius of 19.00 feet; through a central angle of 90° 00' 53", an arc distance of 29.85 feet to a point of tangency; thence South 0° 19' 13" West for a distance of 109.27 feet to a point of curvature; thence along the arc of said curve to the left, concave to the Northeast, having a radius of 19.00 feet, through a central angle of 90° 00' 00", an arc distance of 29.84 feet, more or less, to a point of tangency on said North line of the South 4.00 feet of Lot 7, said Block 125 at a point bearing North 89° 40' 47" West from the true point of beginning; thence South 89° 40' 47" East along said North line for a distance of 51.00 feet, more or less, to the true point of beginning.

Situate in the City of Burlington, County of Skagit, State of Washington.

Parcel "B1":

A non-exclusive mutually beneficial easement for ingress, egress and utilities (to be future road right-of-way to the City of Burlington dedicated on the future Helgeson 32 Lot Long Plat No. 1-07) over, under and across portions of Lots 6, 7 and 8, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", as per plat recorded in Volume 3 of Plats, Page 11, Records of Skagit County, Washington, said easement area being more particularly described as follows:

LEGAL DESCRIPTION

(continued)

Commencing at the Southwest corner of said Lot 6, Block 125; thence North 0° 12' 44" West along the West line of said Lot 6, also being the Easterly right-of-way margin of Regent Street, for a distance of 4.00 feet, more or less, to the North line of the South 4.00 feet (as measured perpendicular to the South line) of said Lot 6; thence South 89° 40' 47" East along said North line of the South 4.00 feet of Lot 6, or line extended into Lot 7, said Block 125, for a distance of 107.85 feet to a point of curvature on the Westerly margin of a future road to the City of Burlington per the Helgeson 32 Lot Long Plat No. 1-07 and being the true point of beginning; thence along said proposed road margin as follows:

Thence along the arc of said curve to the left, concave to the Northwest, having a radius of 19.00 feet, through a central angle of 90° 00' 00" an arc distance of 29.84 feet, to a point of tangency; thence North 0° 19' 13" East for a distance of 109.27 feet, to a point of curvature; thence along the arc of said curve to the right, concave to the Southeast, having a radius of 69.00 feet, through a central angle of 90° 00' 53", an arc distance of 108.40 feet, to a point of tangency; thence South 89° 39' 53" East for a distance of 51.00 feet; thence South 0° 20' 07" West for a distance of 50.00 feet to a point that will be on the Southerly right-of-way margin of a future road to the City of Burlington per the Helgeson 32 Lot Long Plat No. 1-07; thence along said proposed margin as follows:

North 89° 39' 53" West for a distance of 51.00 feet, to a point of curvature; thence along the arc of said curve to the left, concave to the Southeast having a radius of 19.00 feet, through a central angle of 90° 00' 53", an arc distance of 29.85 feet to a point of tangency; thence South 0° 19' 13" West for a distance of 109.27 feet, to a point of curvature; thence along the arc of said curve to the left, concave to the Northeast, having a radius of 19.00 feet, through a central angle of 90° 00' 00" an arc distance of 29.84 feet, more or less, to a point of tangency on the North line of the South 4.00 feet (as measured perpendicular to the South line) of Lot 7, said Block 125; at a point bearing South 89° 40' 47" East from the true point of beginning; thence North 89° 40' 47" West along said North line for a distance of 88.00 feet, more or less, to the true point of beginning.

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "C":

That portion of Lots 6, 7, 8, 9 and 10, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", as per plat recorded in Volume 3 of Plats, Page 11, Records of Skagit County, Washington, being more particularly described as follows:

Commencing at the Southwest corner of Lot 6, Block 125 said flat of "First Addition to Burlington, Skagit Co, Wash." as per plat recorded in Volume 3 of Plats, Page 11, Records of Skagit County, Washington: Thence North 0° 12' 44" West along the West line of said Lot 6, also being the Easterly right-of-way margin of Regent Street, for a distance of 4.00 feet, more or less, to the North line of the South 4.00 feet (as measured perpendicular to the South line) of said Lot 6 and being the TRUE POINT OF BEGINNING;

thence North 0° 12' 44" West along said West line for a distance of 293.33 feet, more or less, to the Northwest corner of said Lot 6; thence North 89° 39' 53" East along the North

line of Lots 6, 7, 8, 9, and 10, Block 125 for a distance of 535.64 feet, more or less, to the Northeast corner of said Lot 10; thence South 0° 12' 44" East along the East line of said Lot 10, also being the Westerly right-of-way margin of Skagit Street, for a distance of 216.19 feet, to a point bearing North 0° 12' 49" West a distance of 81.00 feet from the Southeast corner of said Lot 10; thence North 89° 40' 47" West for a distance of 126.54 feet to a point that will be on the Easterly margin of a future road to the City of Burlington per the Helgeson 32 Lot Long Plat No. 1-07; thence along said proposed road margin as follows:

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(continued)

South 0° 19' 13" West for a distance of 58.00 feet to a point of curvature; thence along the arc of said curve to the left, concave to the Northeast, having a radius of 19.00 feet, through a central angle of 90° 00' 00", an arc distance of 29.84 feet, more or less, to a point of tangency on the North line of the South 4.00 feet (as measured perpendicular to the South line) of Lot 9, said Block 125; thence North 89° 40' 47" West along said North line for a distance of 88.00 feet to a cusp of a curve; thence along the arc of said curve to the left, concave to the Northwest, having an initial tangent bearing of South 89° 40' 47" East, a radius of 19.00 feet, through a central angle of 90° 00' 00", an arc distance of 29.84 to a point of tangency; thence North 0° 19' 13" East for a distance of 54.63 feet; thence North 89° 40' 47" West for a distance of 111.53 feet; thence North 0° 19' 13" East for a distance of 73.63 feet to a point that will be on the Southerly margin of a future road to the City of Burlington per the Helgeson 32 Lot Long Plat No. 1-07; thence along said proposed margin as follows:

North 89° 39' 53" West for a distance of 51.00 feet, to a point of curvature; thence along the arc of said curve to the left, concave to the Southeast, having a radius of 19.00 feet, through a central angle of 90° 00' 53" an arc distance of 29.85 feet to a point of tangency; thence South 0° 19' 13" West for a distance of 109.27 feet, to a point of curvature; thence along the arc of said curve to the left, concave to the Northeast, having a radius of 19.00 feet, through a central angle of 90° 00' 00", an arc distance of 29.84 feet, more or less, to a point of tangency on the North line of the South 4.00 feet (as measured perpendicular to the South line) of Lot 7, said Block 125, at a point bearing South 89° 40' 47" East from the true point of beginning; thence North 89° 40' 47" West along said North line for a distance of 195.85 feet, more or less, to the true point of beginning.

EXCEPT that portion of Lots 6, 7, 8, 9 and 10, Block 125, Plat of First Addition to Burlington, Skagit Co. Wash., as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 10, Block 125, Plat of First Addition to Burlington, Skagit Co. Wash., as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington;
Thence South 0 degrees 12'44" East along the East line of said Lot 10, also being the Westerly right-of-way margin of Skagit Street, for a distance of 25.39 feet;
Thence North 89 degrees 39'53" West parallel with the North line of said Lots 6, 7, 8, 9 and 10, Block 125, Plat of First Addition to Burlington, Skagit Co., Wash., for a distance of 272.33 feet;
Thence North 0 degrees 12'44" West for a distance of 10.00 feet;
Thence North 89 degrees 39'53" West for a distance of 159.33 feet;
Thence North 0 degrees 20'06" East for a distance of 15.39 feet, more or less, to the North line of Lot 6, Block 125, Plat of First Addition to Burlington, Skagit Co. Wash., at a point bearing North 89 degrees 39'53" West from the POINT OF BEGINNING;
Thence South 89 degrees 39'53" East along said North line of Lots 6, 7, 8, 9 and 10, Block 125, Plat of First Addition to Burlington, Skagit Co. Wash., for a distance of 431.51 feet, more or less, to the POINT OF BEGINNING.

AND EXCEPT that portion of Lots 8 and 9, Block 125, Plat of First Addition to Burlington, Skagit Co. Wash., as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, being more particularly described as follows:

Commencing at the Southwest corner of Lot 6, Block 125, Plat of First Addition to Burlington, Skagit Co. Wash., as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington;
Thence North 0 degrees 12'44" West along the West line of Lot 6, also being the Easterly right-of-way margin of Regent Street for a distance of 4.00 feet, more or less, to the North line of the South 4.00 feet (as measured perpendicular to the South line) of said Lot 6;

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Thence South 89 degrees 40'47" East along said North line of the South 4.00 feet of Lot 6, or said line extended into Lots 7 and 8 of said Block 125 for a distance of 246.85 feet to the Southwest corner of that certain parcel called Revised Lot 8, and described on Exhibit "D" of that certain Quit Claim Deed (Boundary Line Adjustment) to Roger W. Helgeson, recorded under Skagit County, Auditor's File No. 200904220096;

Thence North 0 degrees 19'13" East along the West line of said Revised Lot 8 for a distance of 73.63 feet to the Northwest corner thereof and being the TRUE POINT OF BEGINNING;

Thence South 89 degrees 40'47" East along the North line of said Revised Lot 8 for a distance of 111.53 feet, more or less, to a point that will be the Westerly margin of a future road to the City of Burlington per the Helgeson 32 Lot Long Plat No. 1-07 also being the Northeast corner of said Revised Lot 8;

Thence along said proposed margin North 0 degrees 19'13" East for a distance of 30.00 feet;

Thence leaving said proposed road margin North 89 degrees 40'47" West for a distance of 111.53 feet to a point on the East line of that certain parcel called Revised Lot 7 and described on Exhibit "C" of that certain Quit Claim Deed (Boundary Line Adjustment) to Roger W. Helgeson, recorded under Skagit County Auditor's File No. 200904220096 that bears North 0 degrees 19'13" East from the TRUE POINT OF BEGINNING;

Thence South 0 degrees 19'13" West along said East line of Revised Lot 7 for a distance of 30.00 feet, more or less, to the POINT OF BEGINNING.

Situate in the City of Burlington, County of Skagit, State of Washington.

Parcel "C1":

The following Two non-exclusive mutually beneficial easements for ingress, egress and utilities (to be future road rights-of-way to the City of Burlington dedicated on the future Helgeson 32 Lot Long Plat No. 1-07) over, under and across portions of Lots 6, 7, 8, 9, and 10, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", as per plat recorded in Volume 3 of Plats, Page 11, Records of Skagit County, Washington; said easements being more particularly described as follows:

Easement No. 1

Commencing at the Southwest corner of said Lot 6, Block 125; thence North 0° 12' 44" West along the West line of said Lot 6, also being the Easterly right-of-way margin of Regent Street, for a distance of 4.00 feet, more or less, to the North line of the South 4.00 feet (as measured perpendicular to the South line) of said Lot 6; thence South 89° 40' 47" East along said North line of the South 4.00 feet of Lot 6, or line extended into Lot 7, said Block 125, for a distance of 107.85 feet to a point of curvature on the Westerly margin of a future road to the City of Burlington per the Helgeson 32 Lot Long Plat No. 1-07 and being the true point of beginning; thence along said proposed road margin as follows:

Thence along the arc of said curve to the left, concave to the Northwest, having a radius of 19.00 feet, through a central angle of 90° 00' 00" an arc distance of 29.84 feet, to a point of tangency; thence North 0° 19' 13" East for a distance of 109.27 feet, to a point of curvature; thence along the arc of said curve to the right, concave to the Southeast, having a radius of 69.00 feet, through a central angle of 90° 00' 53", an arc distance of 108.40 feet, to a point of tangency; thence South 89° 39' 53" East for a distance of 51.00 feet; thence South 0° 20' 07" West for a distance of 50.00 feet to a point that will be on the Southerly right-of-way margin of a future road to the City of Burlington per the Helgeson 32 Lot Long Plat No. 1-07; thence along said proposed margin as follows:

North 89° 39' 53" West for a distance of 51.00 feet, to a point of curvature; thence along the arc of said curve to the left, concave to the Southeast, having a radius of 19.00 feet, through a central angle of 90° 00' 53", an arc distance of 29.85 feet to a point of tangency; thence South 0° 19' 13" West for a distance of 109.27 feet, to a point of curvature; thence along the arc of said curve to the left, concave to the

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Northeast, having a radius of 19.00 feet, through a central angle of $90^{\circ} 00' 00''$, an arc distance of 29.84 feet, more or less, to a point of tangency on the North line of the South 4.00 feet (as measured perpendicular to the South line) of Lot 7, said Block 125; at a point bearing South $89^{\circ} 40' 47''$ East from the true point of beginning; thence North $89^{\circ} 40' 47''$ West along said North line for a distance of 88.00 feet, more or less, to the true point of beginning.

Easement No. 2

Commencing at the Southwest corner of said Lot 6, Block 125; thence North $0^{\circ} 12' 44''$ West along the West line of said Lot 6 also being the Easterly right-of-way margin of Regent Street, for a distance of 4.00 feet, more or less, to the North line of the South 4.00 feet (as measured perpendicular to the South line) of said Lot 6; thence South $89^{\circ} 40' 47''$ East along said North line, or line extended into Lot 7, 8 and 9 said Block 125, for a distance of 339.38 feet to a point of curvature on the Westerly margin of a future road to the City of Burlington per the Helgeson 32 Lot Long Plat No. 1-07 and being the true point of beginning; thence along said proposed road margin as follows:

Thence along the arc of said curve to the left, concave to the Northwest, having a radius of 19.00 feet, through a central angle of $90^{\circ} 00' 00''$ an arc distance of 29.84 feet, to a point of tangency; thence North $0^{\circ} 19' 13''$ East for a distance of 58.00; thence South $89^{\circ} 40' 47''$ East for a distance of 50.00 feet to a point that will be on the Easterly right-of-way margin to the City of Burlington per the Helgeson 32 Lot Long Plat No. 1-07; thence along said proposed margin as follows:

South $0^{\circ} 19' 13''$ West for a distance of 58.00 feet to a point of curvature; thence along the arc of said curve to the left, concave to the Northeast having a radius of 19.00 feet through a central angle of $90^{\circ} 00' 00''$, an arc distance of 29.84 feet, more or less, to a point of tangency on the North line of the South 4.00 feet (as measured perpendicular to the South line) of Lot 9, said Block 125 at a point bearing South $89^{\circ} 40' 47''$ East from the true point of beginning; thence North $89^{\circ} 40' 47''$ West along said North line for a distance of 88.00 feet, more or less, to the true point of beginning.

Situate in the City of Burlington, County of Skagit, State of Washington.