

AFTER RECORDING MAIL TO:

LPSL Corporate Services, Inc.
1420 Fifth Avenue, Suite 4200
Seattle, WA 98101
Attn: Gregory R. Fox

GNW 20-6300

**PARTIAL RECONVEYANCE
WITHOUT SATISFACTION OF DEBT**

GRANTOR: LPSL CORPORATE SERVICES, INC.
GRANTEE(S): DANIEL R. MITZEL AND PATRICIA R. BURKLUND
ABBREVIATED LEGAL: SECTION 30, TOWNSHIP 34 NORTH, RANGE 5 EAST;
PTN. OF GOV'T 2 AND SE OF NW
TAX PARCEL NUMBER(S): 340530-0-006-0102 (P30462) AND 340530-0-005-0103
(P30457)
AFFECTED DOCUMENT(S): 201711170125

The undersigned, LPSL Corporate Services, Inc. ("*Trustee*"), as trustee under that certain Deed of Trust dated as of October 31, 2017 (as modified from time to time, the "*Deed of Trust*"), and recorded on November 17, 2017, in the Official Records of Skagit County, Washington under instrument number 201711170125, in which Daniel R. Mitzel and Patricia R. Burklund are the grantors ("*Grantor*"), LPSL Corporate Services, Inc. is the trustee, and Washington Federal Bank, National Association, formerly known as Washington Federal, National Association, is the beneficiary ("*Beneficiary*"); having received from the Beneficiary under said Deed of Trust a written request to partially reconvey without satisfaction of debt, reciting that the obligations secured by the Deed of Trust have not been fully satisfied, does hereby reconvey, without warranty and without satisfaction of all sums and other obligations secured by the Deed of Trust, to the person(s) entitled thereto, all of the right, title and interest now held by said Trustee in and to, and only that real property situated in Skagit County, Washington legally described on Exhibit A hereto.

DATED this 27th day of August, 2020.

LPSL CORPORATE SERVICES, INC.

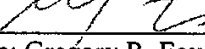
By: 
Name: Gregory R. Fox
Title: Vice President

EXHIBIT "A"
LEGAL DESCRIPTION

The land referred to in this Partial Reconveyance Without Satisfaction of Debt is situated in the State of Washington, County of Skagit, and is legally described as follows:

PARCEL "A":

That portion of Government Lot 2, and the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 30, Township 34 North, Range 5 East, W.M., in Skagit County, Washington, described as follows:

Commencing at the West $\frac{1}{4}$ corner of said Section; thence South $89^{\circ}44'03''$ East along the East-West centerline of said Section, 1,097.51 feet to the most Easterly corner of that parcel of land conveyed to David G. McIntyre by Deed recorded July 1, 1980, under Auditor's File No. 8007010040, said point being the true point of beginning of the parcel herein described; thence North $44^{\circ}06'30''$ West along the Northeasterly line of said McIntyre parcel, 456.52 feet to intersect a line parallel with and 20 feet Southeasterly of the centerline of an existing gravel road; thence in a general Northeasterly direction along said parallel line by the following courses and distances:

North $52^{\circ}00'00''$ East, 87.56 feet to the beginning of a curve to the left with a radius of 420.00 feet, Northeasterly along said curve through a central angle of $31^{\circ}20'00''$, an arc distance of 235.15 feet to a point of tangency, North $20^{\circ}40'00''$ East, 187.05 feet to the beginning of a curve to the right with a radius of 280.00 feet, Northeasterly along said curve through a central angle of $40^{\circ}20'00''$, an arc distance of 190.07 feet to a point of tangency, North $61^{\circ}00'00''$ East, 208.16 feet, and North $68^{\circ}00'00''$ East, 126.58 feet to intersect the Southwesterly margin of Otter Pond Drive, 60 feet in width at a point on a curve from which the center lies South $20^{\circ}48'17''$ West, 270.00 feet distant; thence in a general Southeasterly direction along said Southwesterly road margin by the following courses and distances:

Southeasterly along said curve to the right through a central angle of $26^{\circ}11'43''$, an arc distance of 123.44 feet to a point of tangency, South $43^{\circ}00'00''$ East, 146.65 feet to the beginning of a curve to the left with a radius of 430.00 feet, and Southeasterly along said curve through a central angle of $52^{\circ}20'03''$, an arc distance of 392.76 feet to intersect the Westerly margin of Gunderson Road, 40 feet in width; thence in a general Southerly and Southeasterly direction along said road margin by the following courses and distances:

South $8^{\circ}00'00''$ East, 74.76 feet to the beginning of a curve to the left with a radius of 360.00 feet, Southerly and Southeasterly along said curve through a central angle of $51^{\circ}40'00''$, an arc distance of 324.63 feet to a point of tangency, South $59^{\circ}40'00''$ East, 100 feet to the beginning of a curve to the right with a radius of 380.00 feet, Southeasterly along said curve through a central angle of $41^{\circ}10'00''$, an arc distance of 273.03 feet to a point of tangency, and South $18^{\circ}30'00''$ East, 144.08 feet to return to said Section centerline; thence North $89^{\circ}44'03''$ West along said centerline, 1,417.64 feet to the point of beginning, EXCEPT the following described parcel of land:

That portion of Government Lot 2, and that portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 30, Township 34 North, Range 5 East, W.M., in Skagit County, Washington, more particularly described as follows:

Commencing at the West $\frac{1}{4}$ corner of said Section; thence South $89^{\circ}44'03''$ East along the East-West centerline of said Section 30; a distance of 1,097.51 feet to the true point of beginning; thence continue South $89^{\circ}44'03''$ East, a distance of 580.00 feet; thence North $48^{\circ}39'53''$ West, a distance of 906.72 feet to the intersection with a line which is parallel with and 30.00 feet Southeasterly of the centerline of an existing gravel road; thence in a Southwesterly direction along said line South $20^{\circ}40'00''$ West, a distance of 29.26 feet to the beginning of a curve to the right having a radius of 430.00 feet; thence along the arc of said curve in a Southwesterly direction through a central angle of $31^{\circ}20'00''$, an arc distance of 235.15 feet; thence South $52^{\circ}00'00''$ West, a distance of 87.56 feet to a point which bears North $44^{\circ}06'30''$ West from the true point of beginning; thence South $44^{\circ}06'30''$ East, a distance of 456.52 feet to the true point of beginning.

ALSO EXCEPT that portion conveyed to Skagit County for road purposes by Deed recorded June 12, 1986, under Auditor's File No. 8606120019.

TOGETHER WITH easements as set forth in documents recorded December 6, 1984, under Auditor's File Nos. 8412060042 and 8412060043.

PARCEL "B":

That portion of Government Lot 2 and of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 30, Township 34 North, Range 5 East, W.M., described as follows:

Begin at a point on the South line of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section which is the Southwest corner of those premises conveyed to Daniel R. Mitzel, et ux, by deed recorded January 31, 2002 as Skagit County Auditor's File No. 200201310149; thence North $48^{\circ}39'53''$ West, a distance of 938.79 feet, more or less, along the Southwesterly line of said Mitzel tract and its Northwesterly extension to the centerline of that certain road now commonly known as Walking M Lane as shown on the Survey of "Upland Tracts" recorded as Auditor's File No. 8212140010 in Volume 4 of Surveys, pages 56-61; thence South $20^{\circ}40'00''$ West to the Northerly most corner of those premises conveyed to Daniel Mitzel, et ux, by deed recorded November 19, 2004 under Auditor's File No. 200411190076; thence South $30^{\circ}58'54''$ East, a distance of 702.94 feet, more or less, to the South line of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence South $89^{\circ}44'03''$ East along said South line to the point of beginning.

Tax Parcel Number: 340530-0-006-0102 (P30462) and 340530-0-005-0103 (P30457)