

RETURN TO:

Julie A. Christenson, P.S.
8407 South 259th St. #201
Kent WA 98030

Reference No. of Document Released: 202006160083

Assessor's Parcel or Account Number: 340420-0-090-0003 , P26784

Abbreviated Legal Description: Ptn SW ¼, 20-34-4E, W.M., Skagit County

Full Legal Description located on Page(s): One & Two

LAND TITLE AND ESCROW
01-178194-O**FULL RECONVEYANCE**

The undersigned, JULIE A. CHRISTENSON, ATTORNEY AT LAW, as Trustee under that certain Deed of Trust, recorded on June 16, 2020 wherein GROOMS, LLC, a Washington limited liability company, is the Grantor and L. KENNETH SCHOENFELD is the beneficiary, recorded as Auditor's File No. 202006160083 records of Skagit County, Washington, having received from the beneficiary under said Deed of Trust a written request to reconvey, reciting that the obligations secured by the Deed of Trust has been fully satisfied, 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:

Part of the Northwest ¼ of the Southwest ¼ of Section 20, Township 34 North, Range 4 East, W.M., described as follows: Beginning at a point on the Easterly line of Block 34, "HIGHLAND ADDITION TO MOUNT VERNON," as per plat recorded in Volume 1 of Plats, page 10, records of Skagit County, Washington, which point bears South 19°42' West along said Easterly line of Block 34, a distance of 80.00 feet from the South line of Washington Street; thence South 70°35' East along a line which is parallel to and 80.00 feet distant from said South line of Washington Street a distance of 8.00 feet to the true point of beginning; thence continuing South 70°35' East a distance of 130.24 feet to a point on the West line of Ninth Street as deduced to the City of Mount Vernon; thence South 0°29'10" East along the West line of Ninth Street a distance of 33.25 feet to a point which is 408.89 feet North of the South line of said Northwest ¼ of the Southwest ¼; thence North 84°39'42" West a distance of 98.5 feet; thence Westerly to a point which is South 19°42' West 65.35 feet from the true point of beginning; thence North 19°42' East along a line which is parallel to and 8.00 distant from the said Easterly line of Block 34,

"HIGHLAND ADDITION TO MOUNT VERNON," a distance of 65.35 feet to the true point of beginning.
Situate in the City of Mount Vernon, County of Skagit, State of Washington

DATED: 10-14-2020


JULIE A. CHRISTENSON, Trustee

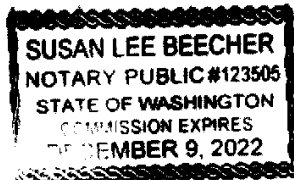
STATE OF WASHINGTON)


)ss.

COUNTY OF KING)

On this day, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared JULIE A. CHRISTENSON, to me known to be the individual described in and who acknowledged to me that she executed the within and foregoing instrument as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 14th day of October, 2020.




NOTARY PUBLIC in and for the
State of Washington, residing
at Kent, WA
My Commission Expires: 12-9-2022