

WHEN RECORDED RETURN TO:
JBSW PROPERTIES LLC
PO BOX 1355
BELLINGHAM, WA 98227



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

PARTIAL RECONVEYANCE

The undersigned as trustee under that certain Deed of Trust, dated 05/25/2021 in which BALWANT S. KALSI AN MANJIT K. KALSI is grantor and JBSW PROPERTIES, LLC is beneficiary, recorded on 05/28/2021, as Auditor's File No 202105280203, 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:

For APN/Parcel ID(s): P122135 / 3711-002-005-0100

THE SOUTH 10.00 FEET OF THE EAST 54.79 FEET (AS MEASURED PERPENDICULAR TO THE SOUTH AND EAST LINES) OF LOT 1, BLOCK 2, "CENTRAL ADDITION TO MOUNT VERNON" AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 103, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THE EAST 54.79 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF LOT 2, BLOCK 2, SAID PLAT OF "CENTRAL ADDITION TO MOUNT VERNON";

TOGETHER WITH LOT 3, BLOCK 2, SAID PLAT OF "CENTRAL ADDITION TO MOUNT VERNON";

EXCEPT FROM ALL THE ABOVE, THOSE PORTIONS CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY BY DEED DATED JUNE 3, 1953, RECORDED JULY 15, 1953 UNDER AUDITOR'S FILE NO. 490547 AND BY DEED DATED OCTOBER 19, 1972, RECORDED FEBRUARY 5, 1973, UNDER AUDITOR'S FILE NO. 780239, RECORDS OF SKAGIT COUNTY, WASHINGTON.

(ALSO KNOWN AS PARCEL "B" OF BOUNDARY LINE SURVEY RECORDED OCTOBER 1, 2004 UNDER RECORDING NUMBER 200410010114)

SUBJECT TO AND TOGETHER WITH A NON-EXCLUSIVE MUTUALLY BENEFICIAL EASEMENT OVER PARCEL "B" TO BENEFIT "PARCEL "A" FOR PEDESTRIAN INGRESS AND EGRESS AND UTILITY LINE OR LINES OVER, UNDER AND ACROSS THE EXISTING AS-CONSTRUCTED ROUTE OF SAID PEDESTRIAN AND/OR UTILITY ROUTE. THE EASEMENTS SHALL RUN WITH THE LAND AND ARE TO BE MUTUALLY MAINTAINED BY THE UNDERLYING PROPERTY OWNERS OF SAID PARCELS "A" AND "B".

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

DATED: 09/28/2021

Chicago Title Company of Washington

Kristy Jeglum
Kristy Jeglum, Assist. Vice President

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: 09/28/2021

Talyn R. Wallin
Talyn R. Wallin
My appointment expires 07/09/2025
Notary Public in and for the State of Washington
Residing at Lake Stevens, WA

