

202406180031

06/18/2024 12:05 PM Pages: 1 of 3 Fees: \$305.50  
Skagit County Auditor, WA

RECORDING REQUESTED BY  
FIDELITY NATIONAL TITLE

2402418

After Recording Mail To:  
Colleen Raney, et al  
16603 West Kamb Road  
Mount Vernon, WA 98273

Assessor's Parcel Number: P23162 & P23204

**FULL RECONVEYANCE OF DEED OF TRUST**  
**TITLE OF DOCUMENT**

**Colm MacCarthaigh and Abigail Fuller**, Beneficiary, does hereby certify that a certain Deed of Trust described below is hereby released and satisfied in full and the real estate described therein is fully released from said Deed of Trust to wit:

Date of Deed of Trust: **August 7, 2023**  
Executed By: **Colleen Raney and Hanzaburo Araki, a married couple**  
Original Trustee: **Commonwealth Land Title Company**  
Original Beneficiary: **Colm MacCarthaigh and Abigail Fuller**  
Date Recorded: **March 22, 2024**  
Instrument Number: **202403220009**  
Site County: **Skagit**  
Property Description: **SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE**  
**MADE A PART HEREOF.**  
Given: **To secure a certain Promissory Note in the original amount of**  
**\$400,000.00, payable to Beneficiary.**

The undersigned is the present Beneficiary of the above-described Deed of Trust

DATED this 4<sup>th</sup> day of June, 2024.

Colm MacCarthaigh  
Colm MacCarthaigh

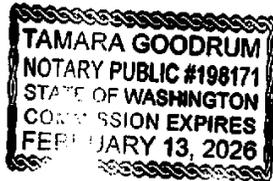
Abigail Fuller  
Abigail Fuller

STATE OF WA )  
COUNTY OF KING )  
SS

On this 4<sup>th</sup> day of JUNE, in the year 2024 before me, the undersigned, a Notary Public in and for said State, personally appeared **Colm MacCarthaigh and Abigail Fuller** known to me to be the person who executed the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes therein stated.

NOTARY STAMP/SEAL

Given under my hand and official seal of office this 4<sup>th</sup> day of JUNE, A.D., 2024.



Tamara Goodrum  
NOTARY PUBLIC

MY Commission Expires: 2-13-26

Residing at: KING County, WA

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

PARCEL "A":

THAT PORTION OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST OF SECTION  $\frac{1}{4}$  OF SECTION 35, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 525 FEET EAST OF THE SOUTHWEST CORNER OF SAID SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  SAID POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO CLARENCE E. REED AND ALICE B. REED, HUSBAND AND WIFE, BY DEED RECORDED JULY 7, 1971, UNDER AUDITOR'S FILE NUMBER 755044 AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE NORTH ALONG THE WEST LINE OF SAID TRACT A DISTANCE OF 528 FEET THE NORTHWEST CORNER THEREOF;  
THENCE WEST PARALLEL TO AND A DISTANCE OF 528 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  A DISTANCE OF 95 FEET;  
THENCE SOUTH PARALLEL TO AND 430 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  TO THE SOUTH LINE THEREOF;  
THENCE EAST ALONG SAID SOUTH LINE OF DISTANCE OF 95 FEET TO THE TRUE POINT OF BEGINNING

EXCEPT COUNTY ROAD ALONG THE SOUTH LINE THEREOF AND DITCH RIGHTS OF WAY,

ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A POINT OF INTERSECTION OF THE EAST LINE OF THE WEST, 660 FEET (40 RODS) OF THE SAID SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  WITH THE NORTH LINE OF THE COUNTY ROAD;  
THENCE WEST ALONG SAID COUNTY ROAD 150 FEET, TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH, 125 FEET;  
THENCE WEST AT RIGHT ANGLES 80 FEET;  
THENCE SOUTH AT RIGHT ANGLES TO THE NORTH LINE OF THE COUNTY ROAD;  
THENCE EAST ALONG THE COUNTY ROAD TO THE POINT OF BEGINNING.  
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B":

THE EAST, 135 FEET OF THE WEST, 660 FEET OF THE SOUTH, 528 FEET OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 35, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., EXCEPT ROADS.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.