

When Recorded Return To:

LIEN RELEASE
FIFTH THIRD BANK
38 FOUNTAIN SQUARE PLAZA
MD# 1MOBB1
CINCINNATI, OH 45273



Deed of Reconveyance

FIFTH THIRD BANK#: *****6586 "BRADEL" 0030100/MORT 842690395 Skagit, Washington

WHEREAS Trustee Services, Inc. is the present Trustee of record under the following described Deed of Trust:

Trustor: EDWARD J BRADEL trustee of the edward j. bradel trust agreement dated november 30, 1995
Beneficiary: FIFTH THIRD BANK, NATIONAL ASSOCIATION, SBM TO FIFTH THIRD MORTGAGE COMPANY
Original Beneficiary: FIFTH THIRD MORTGAGE COMPANY
Original Trustee: LAND TITLE
Dated: 12-20-2013 Recorded: 12-20-2013 as Instrument No. 201312200023, Book/Reel/Liber N/A, Page/Folio N/A Rerecorded: 02-26-2014 as Instrument No. 201402260001, Book/Reel/Liber N/A, Page/Folio N/A In the Records of the County Recorder of Skagit, State of Washington.

Legal: See Exhibit "A" Attached Hereto And By This Reference Made A Part Hereof

Assessor's/Parcel No: P42380-P42399

Property Address: 39541 BAKER LAKE RD, CONCRETE, WA 98237

AND WHEREAS, the above said Deed of Trust has been paid in full;

NOW THEREFORE, the present Trustee having received from the present Beneficiary under said Deed of Trust and the obligations secured thereby a written request to reconvey by reason of the obligations secured by said Deed of Trust,

DOES HEREBY RECONVEY, without warranty, to the person or persons legally entitled thereto, the estate, title and interest now held by it under said Deed of Trust, describing the land therein as more fully described in said Deed of Trust.

By: Trustee Services, Inc. as Trustee
On 8-15-2024

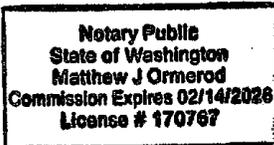
By: GEG
GARY W. ENRIQUEZ, Assistant Vice-President

STATE OF Washington
COUNTY OF Kitsap

On 8/15/2024, before me, Matthew J. Ormerod, a Notary Public in and for Kitsap in the State of Washington, personally appeared GARY W. ENRIQUEZ, Assistant Vice-President, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,

Matthew J. Ormerod
Matthew J. Ormerod
Notary Expires: 2/14/2026 #170767



Deed of Reconveyance Page 2 of 2

Exhibit A:

PARCEL "A":

THE NORTHWEST ¼ OF THE SOUTHEAST ¼ AND THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M., LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF THE 60 FOOT WIDE BAKER LAKE ROAD, AS SAID ROAD WAS CONVEYED TO SKAGIT COUNTY BY DEED RECORDED APRIL 11, 1966, UNDER AUDITOR'S FILE NO. 681275, RECORDS OF SKAGIT COUNTY, WASHINGTON AND LYING NORTHERLY OF THE FORMER RIGHT-OF-WAY OF THE GREAT NORTHERN RAILWAY, EXCEPT THAT PORTION LYING WITHIN THE NORTH 500 OF THE WEST 390 FEET THEREOF.

(SAID EXCEPTED PORTION BEING CONVEYED STATE OF WASHINGTON BY DEED RECORDED 12, 1949, UNDER AUDITOR'S FILE NO. 438000, RECORDS OF SKAGIT COUNTY, WASHINGTON.) SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B":

THAT PORTION OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 0° 49' 16" EAST LINE THEREOF FOR A DISTANCE OF 638.94 FEET TO A POINT WHICH LIES 10 FEET NORTHWESTERLY OF THE TOP OF A STEEP SLOPE; THENCE SOUTHWESTERLY ALONG A LINE 10 FEET NORTHWESTERLY OF THE TOP OF SAID SLOPE, TO THE INTERSECTION OF SAID LINE WITH THE SOUTH LINE OF SAID SUBDIVISION; THENCE SOUTH 87° 58' 32" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 695.34 FEET TO THE POINT OF BEGINNING, EXCEPT THAT CERTAIN STRIP OF LAND CONVEYED TO WILLIAM NIESHE, ET UX, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 826165, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID EXCEPTED STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 0° 24' 55" WEST ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 22.58 FEET TO A POINT ON THE SOUTH SIDE OF AN EXISTING FENCE LINE; THENCE SOUTH 87° 23' 05" WEST ALONG THE SOUTH LINE OF SAID FENCE A DISTANCE OF 115.07 FEET TO AN ANGLE POINT IN SAID FENCE LINE; THENCE SOUTH 82° 31' 03" WEST ALONG THE SOUTH LINE OF SAID FENCE A DISTANCE OF 74.98 FEET TO AN ANGLE POINT IN SAID FENCE LINE; THENCE SOUTH 9° 41' 48" EAST ALONG THE EASTERLY SIDE OF SAID FENCE A DISTANCE OF 5.46 FEET TO THE SOUTH LINE OF SAID NORTHEAST ¼ OF THE SOUTHWEST ¼; THENCE SOUTH 89° 20' 07" EAST ALONG SAID 1/16 SECTION LINE, A DISTANCE OF 188.53 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL, "C":

THAT PORTION OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 89° 20' 07" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 188.53 FEET TO A POINT ON THE EASTERLY SIDE OF AN EXISTING FENCE LINE AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 89° 20' 07" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 86.47 FEET TO AN IRON PIPE AT THE NORTHWEST CORNER OF THE WILLIAM NIESHE PROPERTY; THENCE SOUTH 0° 24' 55" EAST, PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST ¼ OF THE SOUTHWEST ¼, A DISTANCE OF 18.00 FEET TO A POINT IN A PREVIOUSLY EXISTING OLD FENCE LINE; THENCE NORTH 80° 28' 58" EAST ALONG THE LINE OF THE PREVIOUSLY EXISTING FENCE A DISTANCE OF 87.96 FEET TO A POINT ON THE EAST SIDE OF AN EXISTING FENCE; THENCE NORTH 9° 41' 48" WEST ALONG THE EAST LINE OF SAID FENCE A DISTANCE OF 2.44 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.