

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:
Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273

FULL RECONVEYANCE

Reference No.: 202103260082 (Deed of Trust)

GRANTOR: **SKAGIT LAW GROUP, PLLC,**
a Washington professional limited liability company

GRANTEES: **ROBERT W. JANICKI and KARA E. JANICKI,**
husband and wife

Abbreviated Legal: Lot(s) A and Ptn. Gov. Lot 1 26-36-02

Additional Legal on page: Exhibit "A"

Assessor's Tax Parcel Nos: 360226-0-033-0106 / P47144
360226-0-049-0108 / P47163

THE UNDERSIGNED Trustee under that certain Deed of Trust dated March 10, 2021, in which **ROBERT W. JANICKI** and **KARA E. JANICKI**, husband and wife, are the beneficiaries under that certain Deed of Trust dated March 10, 2021, and recorded March 26, 2021, under Auditor's File Number 202103260082, records of Skagit County, Washington, having received under said Deed of Trust a written request to fully reconvey the real property described in said deed, which request was approved by said Grantors, does hereby reconvey, without warranty, to the person(s) entitled thereto the right, title and interest now held by said Successor Trustee in and to that portion of the real property described in said Deed of Trust, situated in Skagit County, Washington, as follows:

See attached Exhibit "A"

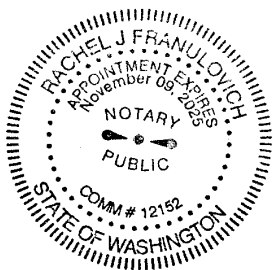
SKAGIT LAW GROUP, PLLC,
a Washington professional limited liability
company, Successor Trustee

By: Craig E. Cammock
Its: Member

[illegible]

I certify that I know or have satisfactory evidence that **CRAIG E. CAMMOCK** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Member of **SKAGIT LAW GROUP, PLLC**, a Washington professional limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: April 7, 2025.





(Signature)
NOTARY PUBLIC
Rachel Franulovich
Print Name of Notary
My appointment expires: 11-09-2025

EXHIBIT A
(Legal Description)

PARCEL A:

That portion of Government Lot 1, Section 26, Township 36 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of said Section 26;
Thence North 1°42'41" East along the East line of said Government Lot 1 of Section 26, 857.12 feet;
Thence at right angles to said East line North 88°17'19" West 527.00 feet to an intersection with the East line of that certain tract of land conveyed to Nellie Flynn by instrument dated June 13, 1947, and filed June 23, 1947, under Skagit County Auditor's File No. 405861, records of Skagit County, Washington, said intersection being the true point of beginning;
Thence continue North 88°17'19" West 75.00 feet;
Thence North 1°42'41" East parallel with said East line of Nellie Flynn Tract, 220 feet, more or less, to the line of ordinary high tide;
Thence Easterly along said line of ordinary high tide 75 feet, more or less, to an intersection with said East line of the Nellie Flynn Tract;
Thence Southerly along said East line 230 feet, more or less, to the true point of beginning.

(Said Tract also known as Tract A in that certain Short Plat No. 57-75, approved January 15, 1976, and recorded January 16, 1976, under Auditor's File No. 828754, records of Skagit County, Washington);

TOGETHER WITH that portion of the tidelands of the second class in front of, adjacent to, and abutting on the above described tract and lying Westerly of the East line of the East 150 feet of the West 817.67 feet of said Government Lot 1;

EXCEPT any portion thereof lying within a tract conveyed October 15, 1901 by the State of Washington to Jno. Earls by Bush Act Oyster Lands deed recorded November 9, 1942, in Volume 187 of Deeds, page 427.

PARCEL B:

That portion of Lot B, Short Plat No. 57-75, approved January 15, 1976, recorded January 16, 1976, in Book 1 of Short Plats, page 87, under Auditor's File No. 828754 and being a portion of Government Lot 1, Section 26, Township 36 North, Range 2 East, W.M., described as follows:

Exhibit "A"

Beginning at the Southeast corner of Lot B;
Thence North $1^{\circ}42'41''$ East along the Easterly line of Lot B to a point 112.2 feet South of the Southeast corner of Lot A, begin the true point of beginning;
Thence West parallel with the South line of said Lot A of Short Plat No. 57.75, as described in deed conveyed to Jerry Highet and Shellie Eubanks-Highet, husband and wife, recorded under Auditor's File NO. 201201230083, records of Skagit County, Washington, a distance of 98 feet;
Thence Northwesterly to a point which lies 23 feet West of the Southwest corner of said Lot A;
Thence Easterly along the South line of said Lot A a distance of 98 feet, more or less, to the Easterly line of Lot B; thence South 112.2 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL C:

A non-exclusive easement for ingress and egress over and across a 10 foot existing road, which road runs in a Westerly direction from the North line of the H.R. Roney Road No. 295 to the base of a hill; thence in an Easterly direction to the West line of that certain tract conveyed to Nellie Flynn by instrument dated June 14, 1947, and recorded June 23, 1947, under Skagit County Auditor's File No. 405861, records of Skagit County, Washington, as more fully set forth in that certain "Stipulation and Decree" entered April 14, 1965, in Skagit County Superior Court Cause No. 26747, and also:

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities described as follows:

Beginning at the Southwest corner of that certain parcel of land conveyed to Robert Douglas Green by Deed recorded June 21, 1968, under Auditor's File No. 714999, records of Skagit County, Washington;
Thence South $88^{\circ}17'19''$ East along the South line of said Green Tract 60 feet to the Southeast corner thereof;
Thence continue South $88^{\circ}17'19''$ East 75.00 feet to a point on the West line of the above described tract of land which point is North $1^{\circ}42'41''$ East 20.00 feet from the Southwest corner thereof;
Thence South $1^{\circ}42'41''$ West along said West line and line extended, 40.00 feet;
Thence North $88^{\circ}17'19''$ West along a line that is parallel to and 40 feet South of the first two described courses in this easement description, 135.00 feet to an intersection with the West line of said tract of land conveyed to Nellie Flynn by instrument dated June 14, 1947, and filed June 23, 1947, under Skagit County Auditor's File No. 405861, records of Skagit County, Washington;
Thence North $1^{\circ}42'41''$ East along said West line, 40.00 feet to the point of beginning.

Situated in Skagit County, Washington.

Exhibit "A"