



200407070075

Skagit County Auditor

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200406140183

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## WHEN RECORDED RETURN TO

Name ..... Cascade Bank .....

Address ..... 2828 Colby Avenue .....

City, State, Zip ..... Everett Wa 98201 .....



## Land Title Company

FILED FOR RECORD AT REQUEST OF

LAND TITLE COMPANY

Re-recorded to correct legal description 112262-SE

## Partial Reconveyance

The undersigned as trustee under that certain Deed of Trust dated May 22, 2003, in which JOEL C HYLBACK AND TAMI G HYLBACK is grantor

and CASCADE BANK is beneficiary, recorded on June 2 2003, as Auditor's File No. 200306020219

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, does hereby reconvey, without warranty, to the person(s) entitled thereto, the right, title and interest now held by said trustee in and to the portion of the real property described in said Deed of Trust, situated in

Skagit County, Washington, as follows: See Attached

~~Tract 2 of Short Plat NO. 93-011, approved October 19, 1993 and recorded October 20, 1993 under Auditor's File No. 9310200068 in Volume 11 of Short Plats, pages 3 and 4, records of Skagit County, Washington; being a portion of the Southeast 1/4 of the Southwest 1/4 and the Northeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 20, Township 33 North, Range 4 E.W.M..~~

~~TOGETHER WITH AND SUBJECT TO a non-exclusive easement for ingress, egress and utilities over under and across that certain private Lane Entitled Snowden Lane as said Lane is delineated on the face of said Short Plat~~

P104044/330420-3-006-0200

LAND TITLE COMPANY OF SKAGIT COUNTY

Dated June 14 2004

By  MANAGERSTATE OF WASHINGTON } ss.  
COUNTY OF .....STATE OF WASHINGTON } ss.  
COUNTY OF Skagit

On this day personally appeared before me

to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that SHARON R. ANTHONY is the same as STATE OF WASHINGTON and deed, for the uses and purposes therein mentioned

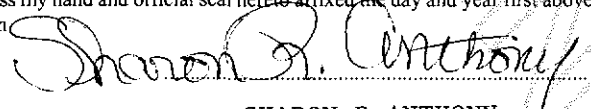
GIVEN under my hand and official seal this day of

Notary Public in and for the State of Washington, residing at My appointment expires:

On this 14th day of June 2004, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

Bill Ronhaar, to me known to be the authorized signatory of LAND TITLE COMPANY, the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written



SHARON R. ANTHONY  
Notary Public in and for the State of Washington,  
residing at MOUNT VERNON  
My appointment expires: 9-6-2005

## DESCRIPTION:

Lot 1, Skagit County Short Plat No. 93-011, approved October 19, 1993, recorded October 20, 1993, in Book 11 of Short Plats, pages 3 and 4, under Auditor's File No. 9310200068, being a portion of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 20, Township 33 North, Range 4 East, W.M.,

EXCEPT that portion of said Lot 1, described below as "Tract Y":

Tract Y:

That portion of Lot 1 lying North of the following described line:

Beginning at the Northeast corner of Lot 2 of said Short Plat;  
thence South  $02^{\circ}31'08''$  West along the East line of said Lot 2, a distance of 326.69 feet to the point of beginning of this line description;  
thence North  $87^{\circ}37'06''$  West, a distance of 697.08 feet to the most Westerly line of said Lot 1 and the terminus of this line description.

TOGETHER WITH that portion of Tract 2 of said Short Plat described below as "Tract X":

Tract X:

That portion of Lot 2 lying South of the following described line:

Beginning at the Northeast corner of Lot 2 of said Short Plat;  
thence South  $02^{\circ}31'08''$  West along the East line of said Lot 2, a distance of 326.69 feet to the point of beginning of this line description;  
thence North  $87^{\circ}37'06''$  West, a distance of 697.08 feet to the most Westerly line of Lot 1 of said Short Plat No. 93-011 and the terminus of this line description.

TOGETHER WITH AND SUBJECT TO a non-exclusive easement for ingress, egress and utilities, over, under and across that certain private road entitled Snowden Lane, as said lane is delineated on the face of said Short Plat.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and through that portion of the East 30 feet of Lot 2 of said Short Plat No. 93-011 which lies North of the above described line.

ALSO TOGETHER WITH a non-exclusive easement for the installation, maintenance and operation of a sewer line and utilities over, under and through the East 15 feet of that portion of Lot 1 lying within the above described "Tract Y".



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DESCRIPTION CONTINUED:

AND ALSO TOGETHER WITH an easement for the installation, maintenance and operation of a drain field and sewer lines over, under and through the following described tract:

Beginning at the Northeast corner of Lot 1 of said Short Plat No. 93-011;  
thence South 02°31'08" West, a distance of 136.59 feet to the point of beginning of this easement description;  
thence North 87°32'45" West, a distance of 50.98 feet;  
thence North 02°27'15" East, a distance of 75 feet;  
thence North 87°32'45" West, a distance of 165.00 feet;  
thence South 02°27'15" West, a distance of 90.00 feet;  
thence South 87°32'45" East, a distance of 215.96 feet to the East line of said Lot 1;  
thence North 02°31'08" East along the East line of said Lot 1, a distance of 14.94 feet to the point of beginning of this easement description.

AND ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities, over, under and across that portion of Lots 1 and 4 of said Short Plat, lying Westerly of the Westerly line of Franklin Road, as shown on the face of the Short Plat.

Situate in the County of Skagit, State of Washington.



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