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Skagit County Auditor
9/14/2010 Page 1 of 4 10:07AM

WHEN RECORDED RETURN
SKAGIT STATE BANK
POST OFFICE BOX 285
BURLINGTON WA 98233

Filed for Record at Request of
Land Title Company of Skagit County
Order No.: 136927-OE

PARTIAL RECONVEYANCE

The undersigned as trustee under that certain Deed of Trust, dated **JANUARY 15 2008** in which **ROGER W HELGESON, a married man, as his separate property** is grantor and **SKAGIT STATE BANK** is beneficiary, recorded on **January 17 2008** as Auditor's No. **200801170100** 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, does hereby reconvey, without warranty, **to the persons 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 LEGAL DESCRIPTION
PTN LOTS 8 & 9 ,BLOCK 125, FIRST ADDITION TO BURLINGTON

P128584

Dated **SEPTEMBER 14 2010**

LAND TITLE COMPANY OF SKAGIT CO
(Trustee)

By: _____
Bill Ronhaar (Name-Title) Manager

STATE OF WASHINGTON
COUNTY OF }ss.

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 acknowledge that

signed the same as

free and voluntary act 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

STATE OF WASHINGTON
COUNTY OF SKAGIT }ss.

On this day of
before me, that 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 to 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 9/6/2013

SHARON R. ANTHONY NOTARY PUBLIC EXP. 9-6-2013 STATE OF WASHINGTON

Schedule A-1

DESCRIPTION:

That portion of Lots 8 and 9, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, being more particularly described as follows:

Commencing at the Southwest corner of Lot 6, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington;
thence North 0°12'44" West along the West line of said Lot 6, also being the Easterly right-of-way margin of Regent Street for a distance of 4.00 feet, more or less, to the North line of the South 4.00 feet (as measured perpendicular to the South line) of said Lot 6;
thence South 89°40'47" East along said North line of the South 4.00 feet of Lot 6, or said line extended into Lots 7 and 8 of said Block 125 for a distance of 246.85 feet to the TRUE POINT OF BEGINNING;
thence North 0°19'13" East for a distance of 73.63 feet;
thence South 89°40'47" East for a distance of 111.53 feet, to a point that will be the Westerly margin of a future road to the City of Burlington per the Helgeson 32 Lot Long Plat No. 1-07;
thence along said proposed road margin as follows:

South 0°19'13" West for a distance of 54.63 feet, to a point of curvature;
thence along the arc of said curve to the right, concave to the Northwest, having a radius of 19.00 feet, through a central angle of 90°00'00", an arc distance of 29.84 feet, more or less, to a point of tangency on the North line of the South 4.00 feet (as measured perpendicular to said South line) of Lot 9 said Block 125, at a point bearing South 89°40'47" East from the TRUE POINT OF BEGINNING;

thence North 89°40'47" West along the North line of the South 4.00 feet of Lots 8 and 9, said Block 125 for a distance of 92.53 feet, more or less, to the POINT OF BEGINNING.

TOGETHER WITH that portion of Lots 8 and 9, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, being more particularly described as follows:

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Schedule A-1

DESCRIPTION CONTINUED:

Commencing at the Southwest corner of Lot 6, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington;
thence North 0°12'44" West along the West line of said Lot 6, also being the Easterly right-of-way margin of Regent Street for a distance of 4.00 feet, more or less, to the North line of the South 4.00 feet (as measured perpendicular to the South line) of said Lot 6;
thence South 89°40'47" East along said North line of the South 4.00 feet of Lot 6, or said line extended into Lots 7 and 8 of said Block 125 for a distance of 246.85 feet to the Southwest corner of that certain parcel called Revised Lot 8, and described on Exhibit "D" of that certain Quit Claim Deed (Boundary Line Adjustment) to Roger W. Helgeson, recorded under Skagit County Auditor's File No. 200904220096;
thence North 0°19'13" East along the West line of said Revised Lot 8 for a distance of 73.63 feet to the Northwest corner thereof and being the TRUE POINT OF BEGINNING;
thence South 89°40'47" East along the North line of said Revised Lot 8 for a distance of 111.53 feet, more or less, to a point that will be the Westerly margin of a future road to the City of Burlington per the Helgeson 32 Lot Long Plat No. 1-07 also being the Northeast corner of said Revised Lot 8;
thence along said proposed road margin North 0°19'13" East for a distance of 30.00 feet;
thence leaving said proposed road margin North 89°40'47" West for a distance of 111.53 feet to a point on the East line of that certain parcel called Revised Lot 7 and described on Exhibit "C" of that certain Quit Claim Deed (Boundary Line Adjustment) to Roger W. Helgeson, recorded under Skagit County Auditor's File No. 200904220096 that bears North 0°19'13" East from the TRUE POINT OF BEGINNING;
thence South 0°19'13" West along said East line of Revised Lot 7 for a distance of 30.00 feet, more or less, to the POINT OF BEGINNING.

TOGETHER WITH a non-exclusive mutually beneficial easement for ingress, egress and utilities (to be future road right-of-way to the City of Burlington dedicated on the future Hazleton 32 Lot Long Plat No. 1-07) over, under and across portions of Lots 9 and 10, Block 125, Plat of "First Addition to Burlington, Skagit Co. Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, said easement area being more particularly described as follows:

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Schedule A-1

DESCRIPTION CONTINUED:

Commencing at the Southwest corner of said Lot 6, Block 125;
thence North 0°12'44" West along the West line of said Lot 6 also being the Easterly right-of-way margin of Regent Street, for a distance of 4.00 feet, more or less, to the North line of the South 4.00 feet (as measured perpendicular to the South line) of said Lot 6;
thence South 89°40'47" East along said North line, or line extended into Lot 7, 8 and 9 said Block 125, for a distance of 339.38 feet to a point of curvature on the Westerly margin of a future road to the City of Burlington per the Helgeson 32 Lot Long Plat No. 1-07 and being the TRUE POINT OF BEGINNING;
thence along said proposed road margin as follows:

thence along the arc of said curve to the left, concave to the Northwest, having a radius of 19.00 feet, through a central angle of 90°00'00" an arc distance of 29.84 feet, to a point of tangency;
thence North 0°19'13" East for a distance of 58.00;

thence South 89°40'47" East for a distance of 50.00 feet to a point that will be on the Easterly right-of-way margin to the City of Burlington per the Helgeson 32 Lot Long Plat No. 1-07;
thence along said proposed margin as follows:

South 0°19'13" West for a distance of 58.00 feet to a point of curvature;
thence along the arc of said curve to the left, concave to the Northeast, having a radius of 19.00 feet, through a central angle of 90°00'00", an arc distance of 29.84 feet, more or less, to a point of tangency on the North line of the South 4.00 feet (as measured perpendicular to the South line) of Lot 9, said Block 125 at a point bearing South 89°40'47" East from the TRUE POINT OF BEGINNING;
thence North 89°40'47" West along said North line for a distance of 88.00 feet, more or less, to the TRUE POINT OF BEGINNING.

Situate in the City of Burlington County of Skagit, State of Washington.

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