



200209100098

Skagit County Auditor

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After recording return document to:

State of Washington
 Department of Transportation
 Real Estate Services Office
 P.O. Box 47338
 Olympia, WA 98504-7338

FIRST AMERICAN TITLE CO.

68240

*Document Title: Partial Reconveyance**Reference Number of Related Document: 200201310156**Grantor(s): Westward Financial Services Inc.**Grantee(s): Hansell/Mitzel, L.L.C.*

Legal Description: Ptn Tract 2, Burlington Short Plat No. BU-3-92, recorded under Rec. No. 9301270076, Vol 10 Short Plats, pg 168, being ptn of Govt. Lot 3, Section 6, T34N, R4E, WM

*Additional Legal Description is on Page(s) 4 and 5 of Document.**Assessor's Tax Parcel Number(s): 340406-0-019-0100 (ID# P102593)*

PARTIAL RECONVEYANCE

State Route 20, Exhibit Map: Pulver Road to SR 5 Interchange

The undersigned Trustee under that certain Construction Deed of Trust, dated January 31, 2002, in which HANSELL/MITZEL, L.L.C., a Washington limited liability company is Grantor, and HORIZON BANK is the Beneficiary, recorded on January 31, 2002, under Auditor's File No. 200201310156, in Skagit County, Washington, having received a written request to reconvey a portion of the real property described in said Construction Deed of Trust, does hereby reconvey, without warranty, to the persons entitled thereto the right, title and interest now held by said Trustee in and to that portion of the real property described in said Construction Deed of Trust, situated in Skagit County, Washington, as follows:

See Exhibit A attached hereto and made a part hereof.

This Partial Reconveyance shall not be construed as in any manner affecting any property other than the property and property rights specifically described herein.

PARTIAL RECONVEYANCE

Dated 8/22, 2002

WESTWARD FINANCIAL SERVICES, INC.,
Trustee

By: [Signature]

Title: PRESIDENT

By: [Signature]

Title: EXECUTIVE VICE PRESIDENT

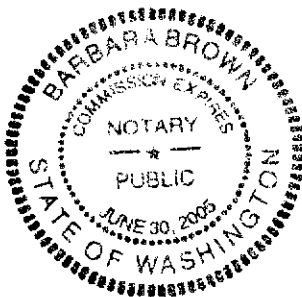


PARTIAL RECONVEYANCE

STATE OF WASHINGTON)
 : ss.
County of Whatcom)

On this 22nd day of August, 2002, before me personally appeared V. Lawrence Evans and Dennis Jones, to me known to be the Chairman and President of 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/she/they was/were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

GIVEN under my hand and official seal the day and year last above written.



Barbara Brown
Notary (print name) Barbara Brown
Notary Public in and for the State of Washington,
residing at Bellingham WA
My Appointment expires June 30, 2005



PARTIAL RECONVEYANCE

EXHIBIT A

All that portion of the following described PARCEL "A" lying within a tract of land beginning at a point opposite Highway Engineer's Station (hereinafter referred to as HES) P 11+49± on the P line survey of SR 20, Exhibit Map: Pulver Road to SR 5 Interchange, and 90 feet southwesterly therefrom, said point being on the southeasterly boundary of said PARCEL "A"; thence northwesterly to a point opposite HES P 12+50 on said line survey and 95 feet southwesterly therefrom; thence northerly to a point opposite HES P 14+00 on said line survey and 70 feet westerly therefrom; thence northeasterly to a point opposite HES P 17+08± on said line survey and 46.28 feet westerly therefrom, said point being on the westerly boundary of said PARCEL "A"; thence northerly to a point opposite HES P 18+91± on said line survey and 51.56 feet westerly therefrom, said point being on the westerly boundary of said PARCEL "A"; thence northerly to a point opposite HES P 20+00 on said line survey and 45 feet westerly therefrom; thence northwesterly to a point opposite HES P 20+46± on said line survey and 60 feet westerly therefrom, said point being on the northerly boundary of said PARCEL "A"; thence easterly along said northerly boundary to a point opposite said HES P 20+46± and 65 feet easterly therefrom; thence southwesterly to a point opposite HES P 20+00 on said line survey and 50 feet easterly therefrom; thence southerly to a point opposite HES P 16+30 on said line survey and 60 feet easterly therefrom; thence southerly to a point opposite HES P 14+00 on said line survey and 55 feet easterly therefrom; thence southeasterly to a point opposite HES P 11+51± on said line survey and 60 feet northeasterly therefrom, said point being on the southeasterly boundary of said PARCEL "A"; thence southwesterly along said southeasterly boundary of said PARCEL "A" to the point of beginning.

PARCEL "A"

Tract 2 of Burlington Short Plat No. BU-3-92, approved January 15, 1993, and recorded January 27, 1993, under Auditor's File No. 9301270076, in Volume 10 of Short Plats, page 168, records of Skagit County, Washington, being a portion of Government Lot 3, Section 6, Township 34 North, Range 4 East, W.M.



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PARTIAL RECONVEYANCE

EXHIBIT A (continued)

Also, the Grantor herein relinquishes unto the State of Washington all vehicular access rights of ingress and egress, including light, view and air (existing, future or potential) to, from and between said SR 20, Exhibit Map: Pulver Road to SR 5 Interchange and the remainder of said PARCEL "A";

EXCEPT that the Beneficiary (via Trustee) herein reserves for itself, its successors or assigns, the right of reasonable access to the "P" LINE connection of said Highway, northerly of HES P13+50 L/A (LT. & RT.).

The lands herein described contain an area of 106,927 square feet, more or less, the specific details concerning all of which are to be found in that certain map of definite location now of record and on file in the office of the Secretary of Transportation at Olympia, and bearing date of approval May 10, 2002, revised August 23, 2002.

