

Name:

LANE, POWELL, SPEARS & LUBERSKY

Address:

1420 Fifth Avenue Seattle, WA 98101

PARTIAL RECONVEYANCE

R040473

82057 Ref Number:

Tax Number: AF Number:

see attached legal 200005250067

Grantor:

FIRST AMERICAN TITLE INSURANCE COMPANY

Grantee:

TRIPLE J ENTERPRISES, a Washington General Partnership, consisting of Larry R. Jensen, a

single man and Michael L. Jensen & Catherine L. Jensen, husband and wife

The Undersigned as trustee under that certain Deed of trust which is identified below, having received from the beneficiary under said Deed of Trust a written request to reconvey a portion of the real property which is described therein, does hereby reconvey, without warranty, to the person(s) entitled thereto all of the right, title and interest now held by said Trustee in and to the property described in said Deed of Trust recorded in Skagit County Washington, as follows:

As per Exhibit "A" attached hereto and made a part hereof.

Grantor:

TRIPLE J ENTERPRISES, a Washington General Partnership, consisting of Larry R.

Jensen, a single man and Michael E. Jensen & Catherine L. Jensen, husband and wife

Beneficiary:

WASHINGTON MUTUAL BANK dba WESTERN BANK

Trustee: Dated:

May 10, 2000

FIRST AMERICAN TITLE INSURANCE COMPANY Recorded: May 25, 2000

AF Number:

200005250067

Volume:

FIRST AMERICAN T

Peggy A. Brown Assistant Secretar

State of Washington

SS.

County of Skagit

On this day, before me, the undersigned, a Notary Public in and for the State aforesaid duly commissioned and sworn, personally appeared Peggy A. Brown to be known to be the Assistant Secretary of FIRST AMERICAN TITLE INSURANCE COMPANY, the corporation that executed the foregoing instrument, and acknowledged the 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 is authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed September 27, 2004

Elaine M. Daws

Notary Public in and for the State of Washington

Residing at Sedro Woolley

My apointment expires March 03, 2006

First American Title

Company of Skagit County P.O.Box 1667

Mt. Vernon, WA 98273

Exhibit A

Legal Description
of
Portion of Property to be Released
(consisting of 4 pages)

The land referred to herein is situated in the State of Washington, County of Skagit, and is described as follows:

PARCEL I.

Lot 4 of Short Plat Number PL00-0408 as approved on July 31, 2002, and recorded as Auditor's File Number 200208010118, records of Skagit County, Washington, being in Sections 13 and 24, Township 34 North, Range 2 East, W.M., and also in Section 19, Township 34 North, Range 3 East, W.M.,

AND ALSO Lot 4 of Short Plat Number PL02-0485 as approved on September 13, 2002, and recorded as Auditor's File Number 200209160059, records of Skagit County, Washington, being in Sections 13, Township 34 North, Range 2 East, W.M., and also in Section 18, Township 34 North, Range 3 East, W.M., EXCEPT those portions of Lot 4 of Short Plat Number PL00-0408 and said Lot 4 of Short Plat Number PL02-0485 lying Northerly and Easterly of the following described line:

Beginning at the Southeast corner of said Lot 4, Short Plat Number PL02-0485; thence Westerly along the South line of said Lot 4 to the Southeast corner of said Section 13, as shown on the "Plat of Skagit Beach No. 1", as per plat recorded in Volume 8 of Plats, page 71, records of Skagit County, Washington; thence North 89°21'46" West 2070.66 feet along an existing ditch to a line that is 40 feet east of and parallel with the east line of said "Plat of Skagit Beach No, 1";

thence North 45°28'30" East 142.20 feet along said parallel line;

thence North 24°38'30" East 239.26 feet along said parallel line;

thence North 04°26'30" West 298.01 feet along said parallel line;

thence North 14°57'00" East 213.60 feet along said parallel line to an existing ditch;

thence South 88°35'37" East 552.13 feet along said ditch;

thence North 75°40'36" East 31.97 feet along said ditch;

thence North 60°30'11" East 94.00 feet along said ditch;

thence North 00°00'00" West 1375.31 feet to an existing ditch;

thence North 49°40'18" West 93.40 feet along said ditch;

thence North 62°34'07" West 48.57 feet along said ditch;

thence North 72°31'43" West 35.22 feet along said ditch;

thence North 62°29'38" West 32.82 feet along said ditch;

thence North 48°48'39" West 51.56 feet along said ditch;

thence North 54°12'12" West 79.38 feet along said ditch;

thence North 80°52'14" West 59.94 feet along said ditch;

thence South 75°58'30" West 110.80 feet along said ditch;

2

2 of

5 1:56PM

thence North 72°37'53" West 67.46 feet along said ditch; thence North 63°44'03" West 102.39 feet along said ditch; thence North 43°11'28" West 98.98 feet along said ditch; thence North 31°52'08" West 107.10 feet along said ditch; thence North 16°33'40" West 125.70 feet along said ditch; thence North 04°10'20" East 153.90 feet along said ditch; thence North 28°53'43" East 156.41 feet along said ditch; thence North 16°42'45" East 105.13 feet along said ditch; thence North 00°35'19" West 108.97 feet along said ditch; thence North 07°31'33" West 141.06 feet along said ditch,thence North 05°34'37" East 103.70 feet along said ditch; thence North 18°28'35" East 114.83 feet along said ditch; thence North 33°05'56" East 101.50 feet along said ditch; thence North 45°42'52" East 98.54 feet along said ditch; thence North 38°10'50" East 59.78 feet along said ditch; thence North 21°25'46" East 30.65 feet along said ditch;

thence North 17°35'36" East 40 feet more or less, to the north line of said Lot 4, Short Plat Number PL02-0485, and the terminus of said line.

EXCEPT that portion of Lot 4 of said Short Plat No. PL00-0408, described as follows:

Beginning at the Northeast corner of Lot 1 of said Short Plat No. PL00-0408; thence North 82 degrees 12'49" East along the Easterly Projection of the North line of said Lot 1, a distance of 97.00 feet; thence South 7 degrees 47'11" East along a line which is parallel to and 97 feet distant from, when measured at right angles to, the East line of said Lot 1 and the Southerly Projection thereof, a distance of 658.63 feet, more or less, to a point on the Westerly line of said Lot 4, which point bears South 31 degrees 59' East a distance of 236.66 feet, more or less, from the Southerly corner of said Lot 1; thence North 31 degrees 59' West along the Westerly line of said Lot 4, a distance of 236.66 feet, more or less, to the Southerly corner of said Lot 1; thence North 7 degrees 47'11" West along the East line of said Lot 1, a distance of 442.76 feet to the point of beginning.

ALSO EXCEPT those portions of said Lot 4 of short Plat Number PL00-0408 and said Lot 4 of Short Plat Number PL02-0485 lying Southerly and Easterly of the following described line:

Beginning at the Southeast corner of said Lot 4, Short Plat Number PL02-0485; thence Westerly along the South line of said Lot 4 to the Southeast corner of said Section 13, as shown on the "Plat of Skagit Beach No. 1", as per plat recorded in Volume 8 of Plats, page 71, records of Skagit County, Washington; thence North 89°21'46" West a distance of 2070.66 feet along an existing ditch to a line that is 40 feet east of and parallel with the east line of said "Plat of Skagit Beach No. 1":

thence South 45°28'30" West a distance of 229.39 feet along said parallel line;

thence South 09°44'00" West a distance of 53.06 feet along said parallel line to an existing ditch;

thence South 66°31'59" East a distance of 18.50 feet along said ditch;

thence South 32°54'23" East a distance of 22.50 feet along said ditch;

thence South 10°11'32" East a distance of 38.03 feet along said ditch;

9/27/2004 Page 3 of 5 1:56PM

3

thence South 01°18'54" West a distance of 161.19 feet along said ditch; thence South 02°55'57" East a distance of 65.76 feet along said ditch; thence South 17642'52" East a distance of 84.23 feet along said ditch; thence south 31°14'08" East a distance of 81.72 feet along said ditch; thence South 39°47'07" East a distance of 108.82 feet along said ditch; thence South 48°43'40" East a distance of 131.89 feet along said ditch; thence south 29°41'21" East a distance of 110.25 feet along said ditch; thence South 12°50'42" East a distance of 174.01 feet along said ditch; thence South 16°17'21" East a distance of 137.92 feet along said ditch; thence South 21°45'41" East a distance of 105.65 feet along said ditch; thence South 42°'03'59" East a distance of 161.32 feet along said ditch; thence South 53°43'28" East a distance of 133.16 feet along said ditch; thence south 49°24'40" East a distance of 115.89 feet along said ditch; thence South 68°41'03" East a distance of 162.43 feet along said ditch; thence South 01°21'14" East a distance of 61.40 feet along said ditch; thence South 19°06'04" West a distance of 93.09 feet along said ditch; thence South 14°08'21" West a distance of 69.28 feet along said ditch; thence South 29°51'07" East a distance of 100.06 feet along said ditch; thence South 58°48'26" East a distance of 98.92 feet along said ditch; thence South 70°48'24" East a distance of 102,92 feet along said ditch; thence South 58°20'31" East a distance of 90.89 feet along said ditch; thence South 31°17'46" East a distance of 194.07 feet along said ditch; thence South 40°36'49" East a distance of 57.94 feet along said ditch; thence South 44°44'37" East a distance of 72.81 feet along said ditch; thence South 22°10'31" East a distance of 126.83 feet along said ditch; thence South 05°21'14" East a distance of 121.88 feet along said ditch; thence South 00°34'30" West a distance of 57.89 feet to the South line of the Southeast 1/4 of. the Northeast ¼ of said Section 24 and the terminus of said line at a point that is North 89°25'30" West a distance of 836.36 feet from the Southeast corner of said subdivision (East 1/4 corner of 340213-0-002-0001; 340213-0-005-0008; 340213-0-006-0100; said Section 24). 340224-0-001-0009; 340224-0-002-0206; 340224-1-002-0006 Situate in the County of Skagit, State of Washington

PARCEL II.

Lot 1 of Skagit County Short Plat No. PL02-0485 approved and recorded September 16, 2002 Auditor's File No. 200209160059 records of Skagit County, WA. Being a portion of Government Lot 4 of Section 13, Township 34 North, Range 2 East, W.M. Assessor's Fax No. 340213-0-002-0200.

4

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9/27/2004 Page 4 of 5 1:56

PARCEL III.

Lot 2 of Skagit County Short Plat No. PL02-0485 approved and recorded September 16, 2002 Auditor's File No. 200209160059 records of Skagit County, WA. Being a portion of Government Lot 4 of Section 13, Township 34 North, Range 2 East, W.M. Assessor's Tax No. 340213-0-002-0300.

PARCEL IV.

Lot 3 of Skagit County Short Plat No. PL02-0485 approved and recorded September 16, 2002 Auditor's File No. 200209160059 records of Skagit County, WA. Being a portion of Government Lot 4 of Section 13, Township 34 North, Range 2 East, W.M. Assessor's Tax No. 340213-0-002-0400.

PARCEL V.

Tract B of Skagit County Short Plat NO. PL02-0485 approved and recorded September 16, 2002 as Auditor's File No. 200209160059, records of Skagit County, WA, being a portion of Government Lot 4 of Section 13, Township 34 North, Range 2 East, W.M. Assessor's Tax Number: 340213-0-002-0500.

5

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