



200511030105
Skagit County Auditor

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Land Title Co.

WHEN RECORDED RETURN TO:

Name: JAMES A. WYNSTRA
Address: 506 W. GROVER ST., SUITE 101
City, State, Zip: LYNDEN, WA 98264 **ATTN:** RITA

Whatcom Land Title Company, Inc.

"The Home Owned Company"

2011 Young Street
Bellingham, Washington 98225
Phone (360) 676-8484 Toll Free 1-800-334-6314
Fax (360) 671-0982
E-mail @whatcomtitle.com
Website www.whatcomtitle.com

PARTIAL RECONVEYANCE

NOTE No.	LPB24
Grantor(s)-Trustee:	WHATCOM LAND TITLE COMPANY, INC.
Grantee(s)-Borrower	HOMESTEAD NW DEV. CO.
Assessors Tax Parcel ID#	PTN OF P32222, P32225, P57831, P107856
Abbreviated Legal:	PTN OF NW 25-35-1

The undersigned as trustee under that certain Deed of Trust, dated MAY 2004, in which HOMESTEAD NW DEV. CO. is grantor and MARINER'S RIDGE INVESTMENT GROUP, A TENANCY IN COMMON is beneficiary, recorded on MAY 11, 2004, under Auditor's File No. 200405110022, Records of SKAGIT County, Washington, having received 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 that portion of the real property described in said Deed of Trust, situated in SKAGIT County, Washington, as follows:

SEE ATTACHED EXHIBIT "A" HERETO AND MADE A PART THEREOF

Dated: October 28, 2005



WHATCOM LAND TITLE COMPANY, INC.

BY:
DAVID F. GODDARD, PRESIDENT

STATE OF WASHINGTON

ss.

County of Whatcom

I certify that I know or have satisfactory evidence that DAVID F. GODDARD is the person who appeared before me, and said person acknowledged that (he) signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the President of WHATCOM LAND TITLE COMPANY, INC., to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: October 28, 2005

Joanne Pulver

Notary Public in and for the State of Washington, residing at Bellingham. My appointment expires 2-20-07.

EXHIBIT A

LEGAL DESCRIPTION FOR MARINER'S RIDGE VILLAS

THAT PORTION OF PARCEL "B" AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 15 OF SURVEYS, AT PAGE 91, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL "B"; THENCE SOUTH 0°16'24" EAST ALONG THE WEST LINE OF SAID PARCEL "B" A DISTANCE OF 280.82 FEET; THENCE SOUTH 26°39'06" WEST A DISTANCE OF 138.18 FEET; THENCE SOUTH 89°52'32" EAST A DISTANCE OF 62.57 FEET TO THE WEST LINE OF SAID PARCEL "B"; THENCE SOUTH 0°16'24" EAST ALONG SAID WEST LINE A DISTANCE OF 163.88 FEET; THENCE EAST A DISTANCE OF 158.94 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH A DISTANCE OF 40.77 FEET; THENCE EAST A DISTANCE OF 124.84 FEET; THENCE SOUTH A DISTANCE OF 55.32 FEET TO THE SOUTH LINE OF SAID PARCEL "B"; THENCE FOLLOWING THE EXTERIOR BOUNDARY OF SAID PARCEL "B" FOR THE FOLLOWING FOUR COURSES: NORTH 89°44'10" EAST A DISTANCE OF 51.78 FEET; THENCE NORTH 0°18'36" WEST A DISTANCE OF 264.00 FEET; THENCE NORTH 0°16'58" WEST A DISTANCE OF 401.45 FEET; THENCE SOUTH 89°46'58" WEST A DISTANCE OF 171.03 FEET; THENCE SOUTH 00°42'50" EAST A DISTANCE OF 72.86 FEET; THENCE SOUTH 12°40'11" EAST A DISTANCE OF 21.15 FEET; THENCE SOUTH 02°15'18" EAST A DISTANCE OF 151.23 FEET; THENCE SOUTH 02°28'15" EAST A DISTANCE OF 54.27 FEET; THENCE SOUTH 02°34'02" EAST A DISTANCE OF 69.29 FEET; THENCE SOUTH 02°41'40" EAST A DISTANCE OF 70.73 FEET; THENCE SOUTH 02°27'57" EAST A DISTANCE OF 64.88 FEET; THENCE SOUTH 22°58'50" WEST A DISTANCE OF 5.04 FEET; THENCE SOUTH 47°28'56" WEST A DISTANCE OF 19.97 FEET; THENCE SOUTH 63°50'06" WEST A DISTANCE OF 5.71 FEET; THENCE SOUTH 10°52'44" WEST A DISTANCE OF 1.89 FEET; THENCE SOUTH 82°19'30" WEST A DISTANCE OF 1.23 FEET; THENCE SOUTH 00°33'40" WEST A DISTANCE OF 25.24 FEET; THENCE SOUTH 05°14'37" WEST A DISTANCE OF 17.60 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER A PORTION OF THE FOLLOWING DESCRIBED PARCELS A AND B, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL "B"; THENCE SOUTH 0°16'24" EAST ALONG THE WEST LINE OF SAID PARCEL "B" A DISTANCE OF 280.82 FEET; THENCE SOUTH 26°39'06" WEST, A DISTANCE OF 138.18 FEET; THENCE SOUTH 89°52'32" EAST A DISTANCE OF 62.57 FEET TO THE WEST LINE OF SAID PARCEL "B"; THENCE NORTH 89°52'32" WEST A DISTANCE OF 22.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 13°15'08" EAST 25.82 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, THROUGH A CENTRAL ANGLE OF 61°10'01", AN ARC DISTANCE OF 37.37 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 59.00 FEET, THROUGH A CENTRAL ANGLE OF 57°55'12", AN ARC DISTANCE OF 59.64 FEET; THENCE NORTH 00°16'24" WEST A DISTANCE OF 56.36 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 54.98 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°43'36" EAST A DISTANCE OF 60.14 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, THROUGH A CENTRAL ANGLE OF 56°05'29", AN ARC DISTANCE OF 34.26 FEET; THENCE NORTH 02°15'18" WEST A DISTANCE OF 63.63 FEET TO A POINT ON A CURVE, THE CENTER OF WHICH IS NORTH 72°09'49" WEST FROM SAID POINT; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, THROUGH A CENTRAL ANGLE OF 71°53'25", AN ARC DISTANCE OF 43.92 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°43'36" WEST A DISTANCE OF 51.21 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 59.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 92.68 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°16'24" EAST A DISTANCE OF 39.34 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, THROUGH A CENTRAL ANGLE OF 74°41'34", AN ARC DISTANCE OF 45.63 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 59.00 FEET, THROUGH A CENTRAL ANGLE OF 61°10'01", AN ARC DISTANCE OF 62.99 FEET TO A POINT OF TANGENCY; THENCE SOUTH 13°15'08" WEST A DISTANCE OF 9.14 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, THROUGH A CENTRAL ANGLE OF 44°45'43", AN ARC DISTANCE OF 27.34 FEET TO A POINT THAT IS NORTH 89°52'32" WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°52'32" EAST A DISTANCE OF 35.06 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN SKAGIT COUNTY.



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