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Skagit County Auditor 1 of 5 11:20AM
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**RECORDING REQUESTED BY, AND
AFTER RECORDING, RETURN TO:**

Dentons US LLP
4520 Main Street, Suite 204
Kansas City, MO 64111
Attention: Traci O. Peterson, Esq.

CHICAGO TITLE
020023555

This space reserved for Recorder's use only.

**PARTIAL RELEASE OF DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS,
SECURITY AGREEMENT AND FIXTURE FILING AND ASSIGNMENT OF LEASES AND
RENTS**

Beneficiary: BMO HARRIS BANK N.A.

☐ Additional on page _____

Trustee: CHICAGO TITLE COMPANY OF WASHINGTON

Borrower: JDC BURLINGTON, L.L.C.

Legal Description (abbreviated): PTN of Lot 1 of City of Burlington BSP No. 1-14

☒ Additional on : Exhibit A

Assessor's Tax Parcel ID #s: PTN of P132579 / 8090-000-000-
0001

Reference Nos. of Documents Affected by Partial Release: 201411180057 and
201411180058

**PARTIAL RELEASE OF DEED OF TRUST, ASSIGNMENT OF LEASES
AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING
AND ASSIGNMENT OF LEASES AND RENTS**

This Partial Deed of Release made as of the 27 day of April, 2015.

Witnesseth, that BMO HARRIS BANK, N.A., owner and holder of Promissory Note dated November 18, 2014 evidencing original principal debt in the amount of Twenty Three Million Seven Hundred Fifty Six Thousand Four Hundred Seventy Seven and No/100 Dollars (\$23,756,477.00) secured by: (i) a Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated November 18, 2014, made by JDC BURLINGTON, L.L.C., a Missouri limited liability company, in favor of CHICAGO TITLE COMPANY OF WASHINGTON for the benefit of BMO HARRIS BANK, N.A. by the instrument recorded under Recording Number 201411180057 of the office of the County Auditor of Skagit County, State of Washington on November 18, 2014 (the "Deed of Trust"), and (ii) an Assignment of Leases and Rents dated November 18, 2014, made by JDC BURLINGTON, L.L.C., a Missouri limited liability company, in favor of BMO HARRIS BANK, N.A., covering certain real property as described therein, by instrument recorded under Recording Number 201411180058 of the office of the County Auditor of Skagit County, State of Washington on November 18, 2014 ("ALR"); does hereby acknowledge and release the real property described on Exhibit A attached hereto from the lien and effect of the Deed of Trust and the ALR. This Partial Deed of Release shall **not** in any way be deemed to affect or release the lien of said Deed of Trust and ALR as to the remaining property described in such Deed of Trust and ALR.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, PARTIAL RELEASE OF DEED OF TRUST,
ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE
FILING AND ASSIGNMENT OF LEASES AND RENTS has been executed as of the day and
year first above written.

BMO HARRIS BANK, N.A.

By: Ty A Gower
Name: Ty A Gower
Title: Sr. Vice President

ACKNOWLEDGMENT

STATE OF Kansas)
COUNTY OF Johnson) ss.

I, Kristen Lindenman, a Notary Public in and for and residing in said BMO
HARRIS BANK, N.A., personally known to me, or proved to me on the basis of satisfactory
evidence, to be the same person whose name is subscribed to the foregoing instrument appeared
before me this day in person and acknowledged that he/she signed and delivered said instrument
as his/her own free voluntary act and deed and as the free and voluntary act and deed of said
entity for the uses and purposes therein set forth.

Given my hand and notarial seal this 27th day of April, 2015.



Kristen Lindenman
Notary Public

My Commission Expires:
4-1-19

[Signatures Continue on Following Page]

CHICAGO TITLE COMPANY OF
WASHINGTON

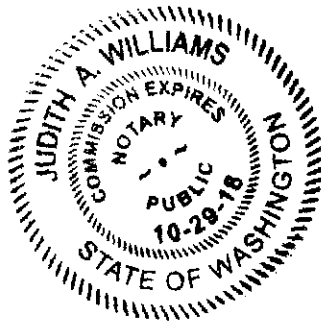
By: [Signature]
Name: MARTIN E. LEAR
Title: Vice President

ACKNOWLEDGMENT

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I, JUDITH A. WILLIAMS Notary Public in and for and residing in said CHICAGO TITLE COMPANY OF WASHINGTON, personally known to me, or proved to me on the basis of satisfactory evidence, to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he/she signed and delivered said instrument as his/her own free voluntary act and deed and as the free and voluntary act and deed of said entity for the uses and purposes therein set forth.

Given my hand and notarial seal this 30 day of APRIL, 2015.



[Signature]
Notary Public

My Commission Expires:

10/29/18

EXHIBIT A

That portion of the East Half of Government Lot 11, Section 8, Township 34 North, Range 4 East, W.M., more particularly described as follows:

Beginning at the intersection of the West line of the East '180 feet of the West Half of the East Half of said Government Lot 11 with the South line of Lot 2 of Short Plat No. BU-1-97 approved on May 20, 1997 and recorded on June 17, 1997 under Auditor's File No. 9706170016, Records of Skagit County, Washington; Thence North 89 degrees 36'59" West along the South line of said Short Plat a distance of 12.36 feet to the Southwest corner of said Short Plat; Thence North 0 degrees 09'13" East along the West line of said Short Plat a distance of 100.09 feet; thence North 89 Degrees 47'05 East a distance of 341.48 feet; Thence South 0 degrees 12'55" East a distance of 100.01 feet to an angle point in the Southerly line of said Short Plat; thence continuing along the South line of said Short Plat the following courses and distances: South 89 degrees 47'19" West 161.35 feet; Thence South 0 degrees 51'20" East 1.98 feet; thence North 89 degrees 36'59" West 168.46 feet to the POINT OF BEGINNING;

(Being a portion of Lot 1, City of Burlington Binding Site Plan No. 1-14, recorded under Auditor's File No. 201411130039, records of Skagit County, Washington.)

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