


WHEN RECORDED RETURN TO:  
Stewart Title Guaranty Company  
17177 Laurel Park Dr., Suite 108  
Livonia, MI 48152  
Attn: John Tacia

  
**201812280088**  
12/28/2018 03:14 PM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

**Land Title and Escrow**

**M-21890**

Reference Number:

Filed for Record at Request of: **Stewart Title Guaranty Company**

**PARTIAL RECONVEYANCE**

The undersigned, as trustee under that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated June 29, 2017, made by HPA Borrower 2017-1 LLC, a Delaware limited liability company ("Grantor"), as grantor to German American Capital Corporation, a Maryland Corporation. ("German American"), as beneficiary, recorded on July, 24, 2017, as Auditor's File Number No. 201707240202 (the "Deed of Trust") in the records of Skagit County, Washington, as subsequently assigned pursuant to that certain Assignment of Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing by and between German American, as assignor, to Wilmington Trust, National Association, as Trustee, in trust for the registered holders of Home Partners of America 2017-1 Trust Single-Family Rental Pass-Through Certificates (together with its successors and/or assigns, "Grantee"), as assignee, dated June 29, 2017 and recorded on August 1, 2017, as Auditor's File No. 201708010027 in the records of Skagit County, Washington, having received from the Grantee, the present beneficiary under said Deed of Trust, a written request to reconvey a portion of the real property described in said Deed of Trust, which request was approved by said grantor, does hereby reconvey, without warranty, to Grantor all of 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 Pierce County, Washington, and described as follows (the "Real Property"):

Assessor's Property Tax Parcel/Account Number(s): P122247

*Lot 3, "Plat Homestead Place Subdivision", as per plat recorded on December 1, 2004, under Auditor's File No. 200412010051 and Amended May 6, 2005, under Auditor's File No. 200505060135, records of Skagit County, Washington.*

The reconveyance of the Real Property hereunder is a partial release, given for the purpose of releasing any and all right, title, claim and interest which Grantee has or may have had in and to the Real Property by virtue of the Deed of Trust, to have and to hold the said described premises unto Grantor, so that neither Grantee nor any other person or persons claiming under Grantee shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

**AS TO ALL THE REMAINING PROPERTY SUBJECT TO THE DEED OF TRUST, EXCEPT ANY PROPERTY PREVIOUSLY RECONVEYED BY PARTIAL RECONVEYANCE AT THE REQUEST OF GRANTEE, THE DEED OF TRUST, LOAN AGREEMENT (AS SUCH TERM IS DEFINED IN THE DEED OF TRUST), AND ALL OTHER DOCUMENTS EXECUTED IN CONNECTION THEREWITH SHALL REMAIN IN FULL FORCE AND EFFECT.**

This Partial Reconveyance shall be binding upon and inure to the benefit of the parties referenced herein and their respective successors and assigns.

This Partial Reconveyance shall be governed in accordance with the applicable laws set forth in Section 12.01 of the Deed of Trust.

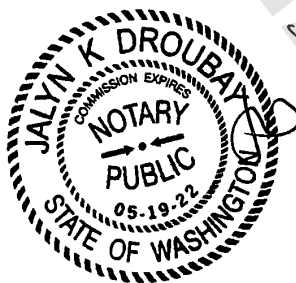
[Signatures continue on next page]

Dated: 12/20/2018

STEWART TITLE GUARANTY COMPANY (TRUSTEE)

BY: [Signature]Carl E. Jorgensen  
Division President, Puget Sound DivisionSTATE OF Washington )  
 ) ss.  
COUNTY OF Snohomish )

I certify that I know or have satisfactory evidence that Carl E. Jorgensen is the person who appeared before me, and said person acknowledged that he has signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Division President of Stewart Title Guaranty Company to be the free and voluntary act of such party for the uses and purposes mentioned this instrument.

Dated: December 20, 2018[Signature]  
Jalyn K Droubay  
Notary Public in and for the State of Washington  
My appointment expires: 5/19/22