

When recorded return to:

Craig Sjoström  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

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*Partial Release Agreement/  
Modified Security Instrument*

Grantor: Navy Federal Credit Union

Grantees: (1) Aaron M. Hendrickson  
(2) Heidi N. Hendrickson

Legal Description: Lot 1, SIP PL-19-0389

Assessor's Property Tax Parcel or Account No.: P34998; P136706

Reference Nos of Documents Assigned or Released: ~~201611230029~~; 201703220034

THIS PARTIAL RELEASE AGREEMENT is made and entered into by AARON M. HENDRICKSON and HEIDI N. HENDRICKSON, each unmarried persons ("Hendricksons"), and NAVY FEDERAL CREDIT UNION ("Navy Federal").

*Recitals*

- a. Hendricksons are the Grantors and Navy Federal is the Beneficiary of a Deed of Trust dated November 18th, 2016 and recorded under Skagit County, Washington Auditor's File Nos. 201611230029 and 201703220034. The Deed of Trust secures a Promissory Note of even date therewith in the principal amount of \$465,080 plus interest, under which Hendricksons are the Borrowers and Navy Federal is the Lender and current holder thereof.
- b. The Deed of Trust is secured by certain real property, located in Skagit County, Washington and described as follows:

**Parcel A:**

Lot "B", Short Plat No. 98-0007, approved June 21st, 1999 and recorded on June 24th, 1999, in Vol. 14 of Short Plats, pages 35 and 36, under Auditor's File No. 9806240104, being a portion of Govt. Lot 4 and the Southwest¼ of the Southeast¼ of Section 30, Township 35 North, Range 3 East, W.M.

TOGETHER WITH non-exclusive easement for ingress, egress and utilities over, under and across a strip of land within Lot "A" of the said Short Plat No. 98-0007 delineated as "Parkside Lane" on the face of the said Short Plat.

**Parcel B:**

That portion of Lot "A", Short Plat No. 98-0007, approved June 21st, 1999 and recorded on June 24th, 1999, in Vol. 14 of Short Plats, pages 35 and 36, under Auditor's File No. 9806240104, being a portion of Govt. Lot 4 and the Southwest¼ of the Southeast¼ of Section 30, Township 35 North, Range 3 East, W.M., lying Southerly of "Parkside Lane" and lying Westerly of the West line of Lot "B" of the said Short Plat.

- c. The above-described property has since been subdivided into two parcels, delineated as Lots 1 and 2, under Short Plat No. PL-19-0389, approved October 6th, 2022 and recorded under Skagit County, Washington Auditor's File No. 202210070036.
- d. The parties have agreed that the lien of the aforementioned Deed of Trust shall be released as against the portion of the property encumbered thereby as is delineated as Lot 1 of the new Short Plat, under the terms and conditions set forth herein.

***Agreement***

Now, therefore, in consideration of the said Deed of Trust, and the agreements set forth herein, the sufficiency of which is acknowledged by the parties, IT IS HEREBY AGREED AS FOLLOWS:

- 1. Navy Federal agrees to execute a Request for Partial Reconveyance, in the form attached hereto as Exhibit A, releasing the lien of the said Deed of Trust against the property now described as follows:

Lot 1, Skagit County Short Plat No. PL-19-0389, approved October 6th, 2022 and recorded under Skagit County, Washington Auditor's File No. 202210070036.

A non-exclusive easement for ingress, egress and utilities over, under and across

a strip of land within Lot "A" of Short Plat No. 98-0007, approved June 21st, 1999 and recorded on June 24th, 1999, in Vol. 14 of Short Plats, pages 35 and 36, under Auditor's File No. 9806240104, being a portion of Govt. Lot 4 and the Southwest¼ of the Southeast¼ of Section 30, Township 35 North, Range 3 East, W.M., delineated as "Parkside Lane" on the face of the said Short Plat.

(P136706)

2. Hendricksens shall be responsible for payment of any fees due to the Trustee (or any Successor Trustee) under the Deed of Trust and associated with the execution and recording of the Partial Reconveyance.
3. All of the provisions of the said Deed of Trust shall continue to be fully enforceable as against the remaining property, which is described as follows:

Lot 2, Skagit County Short Plat No. PL-19-0389, approved October 6th, 2022 and recorded under Skagit County, Washington Auditor's File No. 202210070036.

(P34998)

4. It is hereby expressly understood, however, that the release of the hereinbefore described portion of the property from the lien of the said Deed of Trust shall not in any way affect the lien of said Deed of Trust upon the property thereby conveyed and not hereby or heretofore released.

DATED AND EFFECTIVE ON June 16 2023.

  
AARON M. HENDRICKSON

  
HEIDI N. HENDRICKSON

NAVY FEDERAL CREDIT UNION

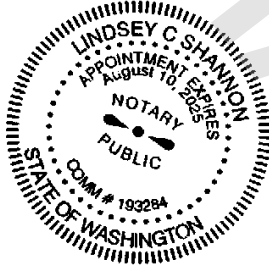
By: Alicia Sanders

Alicia Sanders / Asst. Treas.  
(Printed Name & Title)

STATE OF WASHINGTON )  
 )  
COUNTY OF SKAGIT )

On this day personally appeared before me Aaron M. Hendrickson, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 16<sup>th</sup> day of JUNE, 2023.

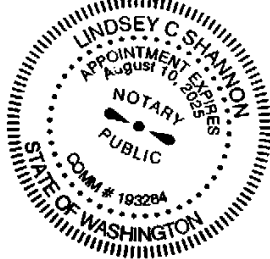


L. Shannon  
NOTARY PUBLIC in and for the State of Washington, residing at  
One Harbor  
My commission expires: AUG. 10, 2025  
Name: LINDSEY C. SHANNON

STATE OF WASHINGTON )  
 )  
COUNTY OF SKAGIT )

On this day personally appeared before me Heidi N. Hendrickson, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 16<sup>th</sup> day of JUNE, 2023.

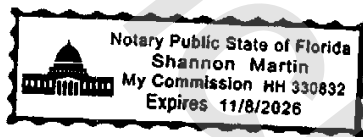


L. Shannon  
NOTARY PUBLIC in and for the State of Washington, residing at  
One Harbor  
My commission expires: AUG. 10, 2025  
Name: LINDSEY C. SHANNON

STATE OF Florida,  
COUNTY OF Escambia :SS.

On this 14 day of June, 2023, before me personally appeared Alicia Sanders, to me known to be a/the Asst Treas of Navy Federal Credit Union, the corporation that executed the within and 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 she was authorized to execute said instrument and that the seal affixed, if any, is the corporate seal of said corporation.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



Shannon Martin  
Notary Public in and for the State of  
Florida  
residing at Pensacola FL  
My commission expires 11-8-26  
Printed Name: Shannon Martin