



200408300255  
Skagit County Auditor

Partial Release of Mortgage

8/30/2004 Page 1 of 7 3:04PM

Escrow Number: \_\_\_\_\_

Reference Number(s): \_\_\_\_\_

Grantors: ALVIN SPARKS, THAD HODGINS, JAMES NEFF, PAT GOOD,  
KAREN KESSELRING-JOHNSON, and RONALD E. KESSELRING.

Grantees: TRIPLE J ENTERPRISES, LARRY R. JENSEN, MICHAEL L.  
JENSEN, CATHERINE L. JENSEN

Legal: See Exhibit A (Attached) - 24.34.2

Assessor's Tax Parcel Number: ~~P20682, P20684, P20709, P20305, P20308,~~  
P119460, P119643, P119644

KNOWN ALL PERSONS BY THESE PRESENTS; that ALVIN SPARKS, THAD HODGINS, JAMES NEFF, PAT GOOD, KAREN KESSELRING-JOHNSON, and RONALD E. KESSELRING, the owner and holder of that certain mortgage bearing date the 27<sup>th</sup> day of May, 1994 to secure payment of the sum of One Million Ninety-Eight Thousand Two Hundred Seven Dollars and Sixty-five Cents (\$1,098,207.65) and interest, and recorded in the office of the County Auditor of Skagit County, State of Washington, on the 27th day of May, 1994 in Volume 1335 of Mortgages, at Page 437 being Auditor's File No. 199405270163, for value received, do hereby release and discharge from the lien of said mortgage the following described portion of the mortgaged premises, situated in the County of Skagit, State of Washington, to wit:

See attached Exhibit "A" (consisting of three (3) pages)

This release shall not impair the lien of the said mortgage as to the lands thereindescribed not hereby released.

DATED: July 23, 2004

James Neff  
JAMES NEFF, individually and as attorney-in-fact for ALVIN SPARKS, THAD HODGINS, PAT GOOD, RONALD KESSELRING & KAREN KESSELRING

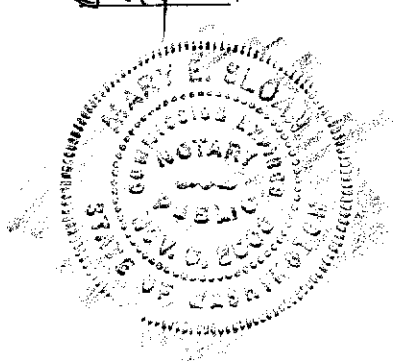
Jeffery S. Hodgkin  
JEFFERY S. HODGIN, as Trustee for KITTY HODGIN

Jeffery S. Hodgkin  
JEFFERY S. HODGIN, as attorney-in-fact for KITTY HODGIN

STATE OF WASHINGTON )  
 ) ss.  
County of Skagit )

On this day personally appeared before me JAMES NEFF, to me known to be the individual described in and who executed the within and foregoing instrument for himself and as Attorney-in-Fact for ALVIN SPARKS, THAD HODGINS, PAT GOOD, RONALD KESSELRING and KAREN KESSELRING, and acknowledged that he signed the same as his free and voluntary act and deed for himself and also as his free and voluntary act and deed as Attorney-in-Fact for said principal for the uses and purposes therein mentioned and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

GIVEN under my hand and official seal this 23<sup>rd</sup> day of July, 2004.



Mary E Sloan  
Printed Name: Mary E. Sloan  
Notary Public in and for the State of  
Washington, residing at Mount Vernon  
My commission expires: 11-6-06

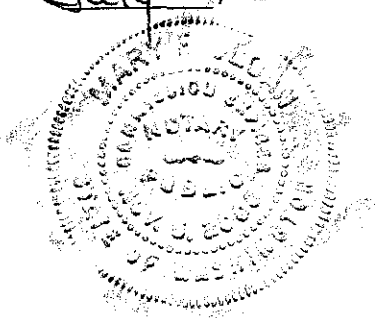


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STATE OF WASHINGTON )  
 ) ss.  
County of Skagit )

I certify that I know or have satisfactory evidence that JEFFERY HODGIN is the person who appeared before me on this day, and said person acknowledged that he signed this instrument and acknowledged it as the Trustee of KITTY HODGIN to be free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 23<sup>rd</sup> day of July, 2004.

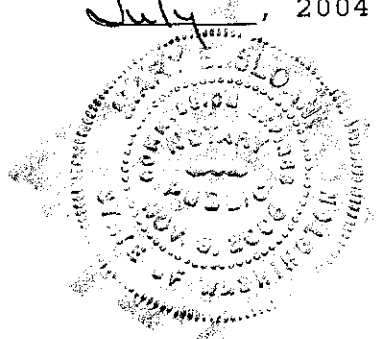


Mary E. Sloan  
Printed Name: Mary E. Sloan  
Notary Public in and for the State of Washington, residing at Mount Vernon  
My commission expires: 11-6-06

STATE OF WASHINGTON )  
 ) ss.  
County of Skagit )

On this day before me personally appeared JEFFERY HODGIN to me known to be the individual described in and who executed the foregoing instrument for himself as Attorney-in-Fact for KITTY HODGIN and acknowledged that he signed the same as his free and voluntary act and deed as Attorney-in-Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

GIVEN under my hand and official seal this 23<sup>rd</sup> day of July, 2004.



Mary E. Sloan  
Printed Name: Mary E. Sloan  
Notary Public in and for the State of Washington, residing at Mount Vernon  
My commission expires: 11-6-06



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EXHIBIT "A"  
(consisting of 3 pages)

PARCEL A

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

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;  
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;



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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; 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 17°42'52" 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;



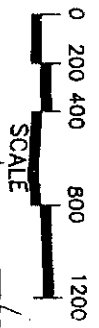
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thence South 19°06'04" West a distance of 93.09 feet along said ditch;  
thence South 14°08'21" West a distance of 69.28 feet along said ditch;  
thence South 29°51'07" East a distance of 100.06 feet along said ditch;  
thence South 58°48'26" East 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 ¼ 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 ¼ corner of said Section 24).

Situate in the County of Skagit, State of Washington



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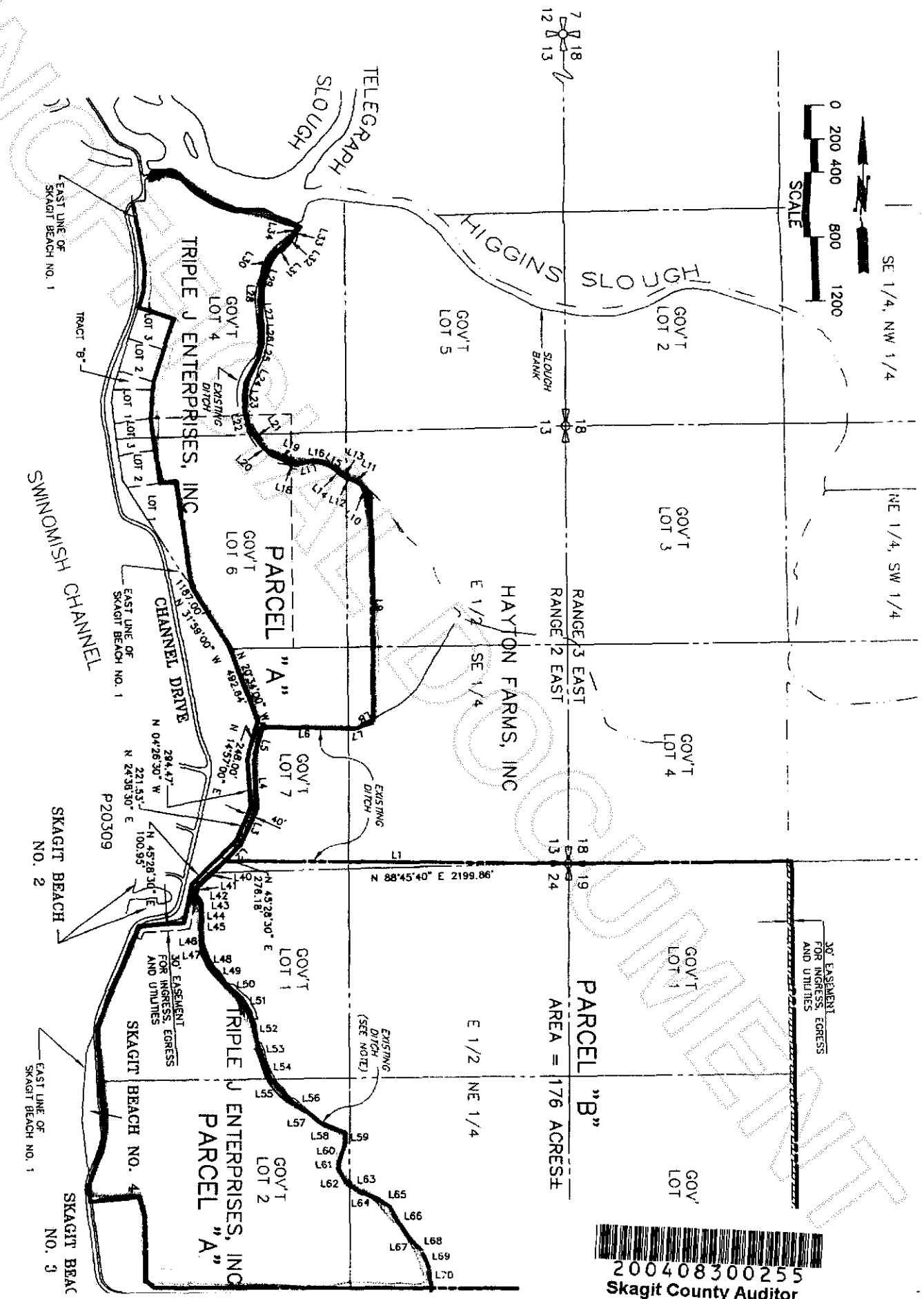


SE 1/4, NW 1/4

NE 1/4, SW 1/4

30' EASEMENT FOR INGRESS, EGRESS AND UTILITIES

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**PROPOSED PROPERTIES**  
**OR: TRIPLE J ENTERPRISES, INC**  
**BOUNDARY LINE ADJUSTMENT**  
 SECTION 13, T. 34 N., R. 2 E., W.M. AND  
 SECTION 19, T. 34 N., R. 3 E., W.M.

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 SERRAU ENGINEERING & SURVEYING, PLLC  
 CIVIL ENGINEERING • LAND SURVEYING • PLANNING  
 2118 RIVERSIDE DRIVE - SUITE 208  
 MOUNT VERNON, WA 98273  
 360-424-9566

NOTE: EXISTING DITCH LOCATION AS SHOWN IS FROM THE 1998 CORPUS OF ENGINEERS FLOOD MAP.