

Return Documents to:

Triple J Enterprises
c/o Sandra L. Larson
16948 Vaughn Road
Mount Vernon, WA 98273



200408300259
Skagit County Auditor

8/30/2004 Page 1 of 7 3:06PM

Partial Release of Mortgage

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

Abbreviated Legal: Lot 3 of Skagit County Short Plat No. PL02-0485 approved and recorded September 16, 2002 as Auditor's File Number 200209160059

Additional Legal on: Page2 Exhibit A *13.342*

Assessor's Tax Parcel Number: 340213-0-002-0400

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 27th 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, does 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 PAGE 2 EXHIBIT A

But this release shall not impair the lien of the said mortgage as the lands therein described not hereby released.

James Neff
James Neff, individually and as attorney-in-fact
for Alvin Sparks, Thad Hodgins, Pat Good,
Ronald Kesselring, and Karen Kesselring

Dated December 31, 2002.

Jeffery S. Hodgins Trustee for Kitty Hodgins
Jeffery S. Hodgins, as Trustee for Kitty Hodgins

Jeffery S. Hodgins Atty in fact for Kitty Hodgins
Jeffery S. Hodgins, as attorney-in-fact for Kitty Hodgins

Page 2 Exhibit A
Legal Description

Lot 3 of Skagit County Short Plat No. PL02-0485 approved and recorded September 16, 2002 Auditor's File No. 200209160059 records of Skagit County, WA. Being a portion of Government Lot 4 of Section 13, Township 34 North, Range 2 East, W.M. Assessor's Tax No. 340213-0-002-0400.

SUBJECT TO terms, covenants, provisions, notes and restriction contained in said Short Plat No. PL02-0485; and FURTHER SUBJECT TO easements, restrictions, covenants and other instruments of record.



200408300259

Skagit County Auditor

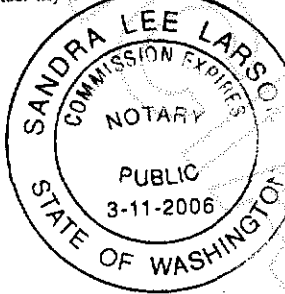
STATE OF WASHINGTON, }
County of } ss.

ACKNOWLEDGMENT - Representative Capacity

I certify that I know or have satisfactory evidence that Jeffery S. Hodgkin
is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she
was authorized to execute the instrument and acknowledged it as the trustee

_____ of
Kitty Hodgkin
to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal the day and year last above written.



Sandra Lee Larsen
Notary Public in and for the State of Washington,
residing at Mt. Vernon
My appointment expires 3-11-2006

STATE OF WASHINGTON, }
County of } ss.

ACKNOWLEDGMENT - Representative Capacity

I certify that I know or have satisfactory evidence that _____
is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she
was authorized to execute the instrument and acknowledged it as the _____

_____ of
_____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing at _____
My appointment expires _____



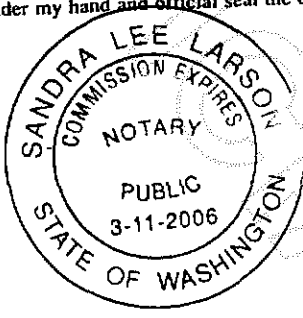
200408300259
Skagit County Auditor

ACKNOWLEDGMENT - Attorney in Fact

STATE OF WASHINGTON, }
County of } ss.

On this 31st day of December, 192002, before me personally appeared Jessy S. Hodgkin to me known to be the individual who executed the foregoing instrument as Attorney in Fact for Kitty Hodgkin and acknowledged that (he/she) signed the same as (his/her) 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 said principal is now living and is not insane.

GIVEN under my hand and official seal the day and year last above written.



Sandra Larson
Notary Public in and for the State of Washington,
residing at mt. Vernon

My appointment expires 3-11-2006

ACKNOWLEDGMENT - Self & Attorney in Fact

STATE OF WASHINGTON, }
County of } ss.

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the individual described in and who executed the foregoing instrument for _____ self and as Attorney in Fact for _____ and acknowledged that _____ signed and sealed the same as _____ free and voluntary act and deed for _____ self and also as _____ 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 the day and year last above written.

Notary Public in and for the State of Washington,
residing at _____

My appointment expires _____

This jurat is page _____ of _____ and is attached to _____ dated _____



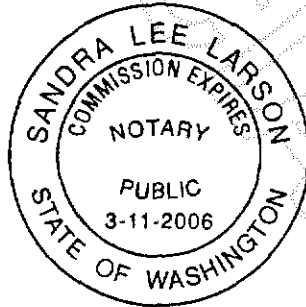
200408300259
Skagit County Auditor

State of Washington)
 ss.)
County of Skagit)

ACKNOWLEDGEMENT - Self & Attorney in Fact

On this 31st day of December, 2002, before me personally appeared James Neff to me known to be the individual described in and who executed the foregoing instrument for him self and as Attorney in Fact for Alvin Sparks, Pat Good, Ronald Kesselring, and Karen Kesselring and acknowledged that he signed and sealed the same as his free and voluntary act and deed for him self 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 the day and year last above written.



Sandra Larson
Notary Public in and for the State of Washington

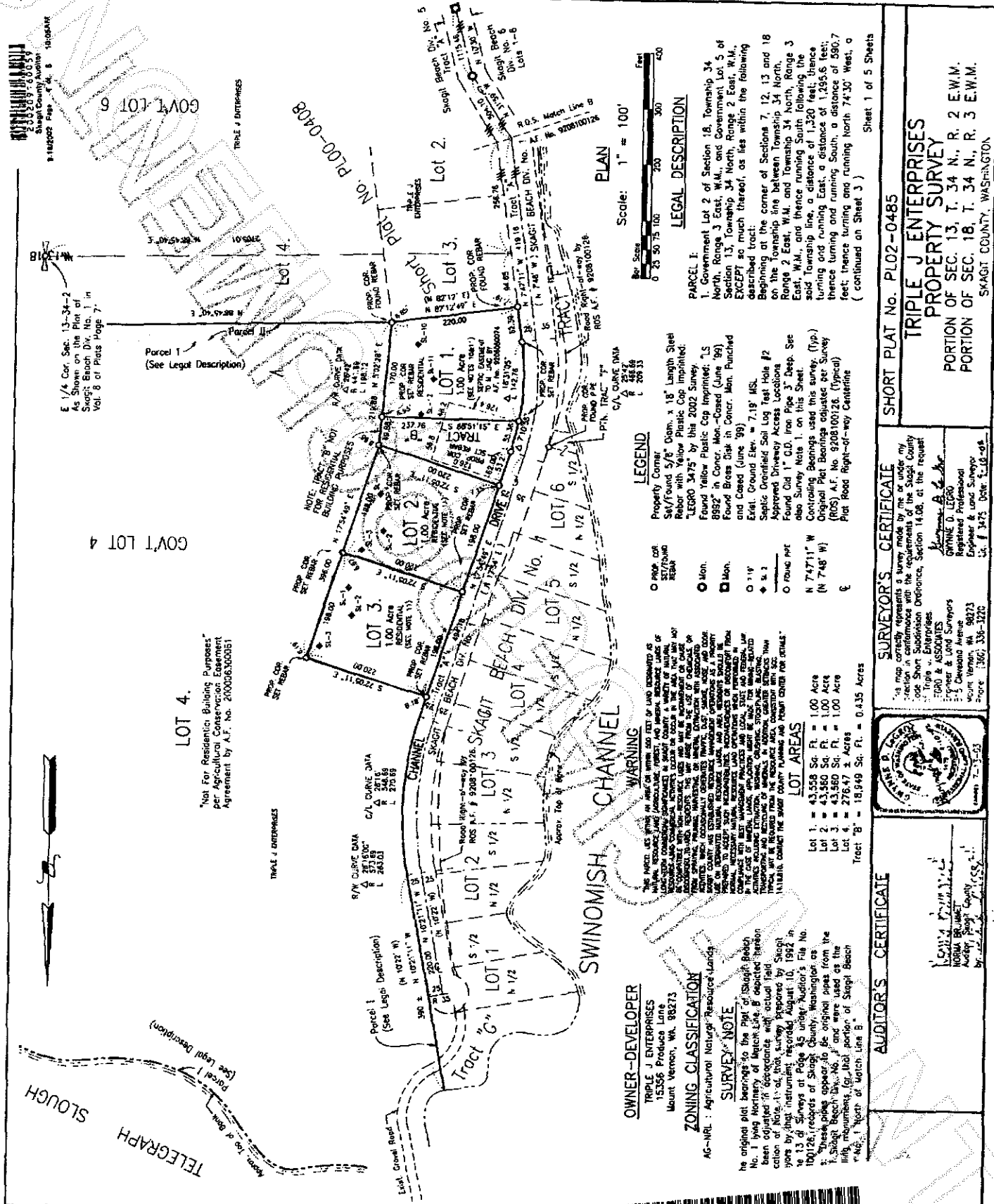
Residing at Mount Vernon

My Appointment Expires: 3-11-2006



200408300259

Skagit County Auditor



20048300259
 Skagit County Auditor
 15356 Produce Lane
 Mount Vernon, WA 98273
 Phone: 360-593-1600

E 1/4 Cor. Sec. 13-34-2
 As Shown on the Plat of
 Skagit Beach Div. No. 1 in
 Vol. 8 of Plats Page 7

GOV'T LOT 4

LOT 4.

Not For Residential Building Purposes
 per Agricultural Conservation Easement
 Agreement by A.F. No. 2000026300051

TRIPLE J ENTERPRISES

S/V CURVE DATA
 C/A CURVE DATA
 Δ 151.83°
 L 344.85
 L 270.69

Parcel 1
 (See Legat Description)
 390 ± N 102°11' W
 (N 102° 11' W)
 220.00 ± N 102°11' W

Parcel 2
 (See Legat Description)
 390 ± N 102°11' W
 (N 102° 11' W)
 220.00 ± N 102°11' W

Parcel 3
 (See Legat Description)
 390 ± N 102°11' W
 (N 102° 11' W)
 220.00 ± N 102°11' W

OWNER-DEVELOPER
 TRIPLE J ENTERPRISES
 15356 Produce Lane
 Mount Vernon, WA 98273

ZONING CLASSIFICATION
 AG-NRL : Agricultural Natural Resource-Landscapes

SURVEY NOTE
 The original plat bearings to the Plat of Skagit Beach
 No. 1 lying northerly of Section 13, Township 34
 North, Range 3 East, W.M., and Government Lot 5 of
 Section 13, Township 34 North, Range 2 East, W.M.,
 were by that instrument recorded August 10, 1992 in
 100126; records of Skagit County, Washington as
 5. These plats appear to be original plats from the
 Skagit Beach Div. No. 1 and were used at the
 time monuments for the portion of Skagit Beach
 No. 1 north of match line B.

LOT AREAS

Lot 1 = 43,558 Sq. Ft. = 1.00 Acres
 Lot 2 = 43,560 Sq. Ft. = 1.00 Acres
 Lot 3 = 43,560 Sq. Ft. = 1.00 Acres
 Lot 4 = 276.47 ± Acres
 Tract 'B' = 18,949 Sq. Ft. = 0.435 Acres

LEGEND

Property Corner
 Set/Found 5/8" Diam. x 18" Length Steel
 Rebar with Yellow Plastic Cap Imprinted:
 "LEGRO 3475 by this 2002 Survey."
 Found Yellow Plastic Cap Imprinted: "S
 8952" in Concr. Mon.-Cased (June 99)
 Found Brass Disk in Concr. Mon. Punched
 and Cased (June 99)
 Eriek. Ground Elev. = 7.19' MSL
 Septic Driveway Access Locations
 Found Old 1" G.D. Iron Pipe 3" Deep. See
 also Survey Note 1. on this Sheet.
 Controlling Bearings used this Survey (Typ.)
 Original Plat Bearings adjusted per Survey
 (R.O.S.) A.F. No. 9208100126. (Typical)
 Plat Road Right-of-way Centerline

○ Prop. Cor. SET REBAR
 ○ Mon.
 □ Mon.
 ◆ 1/2"
 ○ Found Pipe
 N 74°11' W
 (N 74° 8' W)
 €

PLAN

Scale: 1" = 100'

LEGAL DESCRIPTION

PARCEL 1:
 1. Government Lot 2 of Section 18, Township 34
 North, Range 3 East, W.M., and Government Lot 5 of
 Section 13, Township 34 North, Range 2 East, W.M.,
 EXCEPT so much thereof as lies within the following
 described tract:
 Beginning at the corner of Sections 7, 12, 13 and 18
 on the Township line between Township 34 North,
 Range 2 East, W.M. and Township 34 North, Range 3
 East, W.M., and thence running South following the
 said Township line, a distance of 1,320 feet; thence
 turning and running East, a distance of 1,295.6 feet;
 thence turning and running South, a distance of 590.7
 feet; thence turning and running North 74°30' West, 0
 (continued on Sheet 3)

SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my
 direction in conformity with the requirements of the Skagit County
 Code, Title 2, Chapter 2.02, and the provisions of the
 Subdivision Ordinance, Section 14.08, at the request
 of the Owner.
 I, **James D. Linder**
 Surveyor
 Registered Professional
 Engineer & Land Surveyor
 License No. 12590
 5150 Davenport Avenue
 Mount Vernon, WA 98273
 Phone: 360-593-3338-3202
 Fax: 360-593-3338

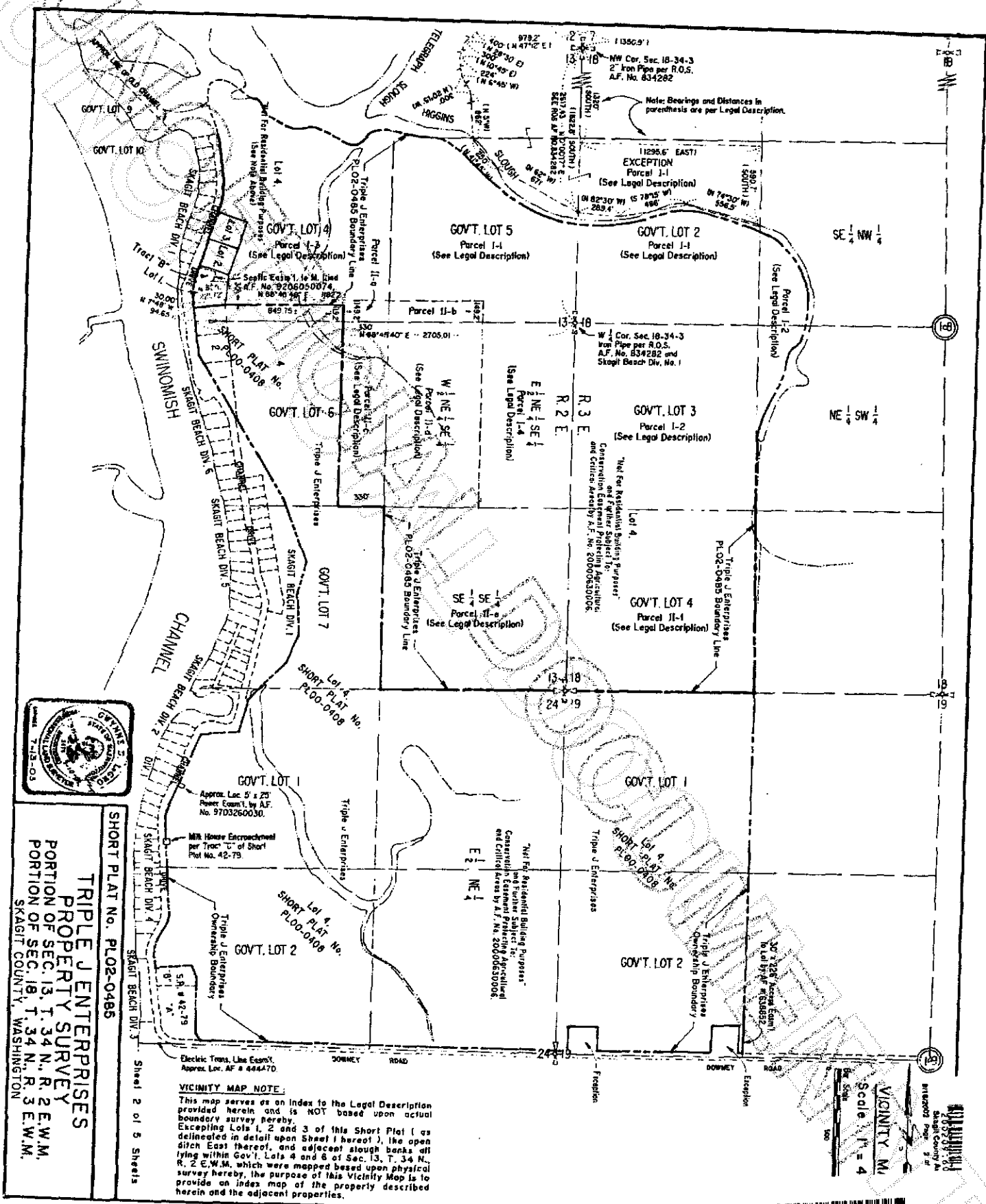
AUDITOR'S CERTIFICATE
 I, **Colin J. Patten**, Auditor
 Skagit County, Washington
 do hereby certify that the above
 plat is a true and correct copy of the
 original plat as recorded in my
 office.

AUDITOR'S CERTIFICATE
 I, **Colin J. Patten**, Auditor
 Skagit County, Washington
 do hereby certify that the above
 plat is a true and correct copy of the
 original plat as recorded in my
 office.

Sheet 1 of 5 Sheets

TRIPLE J ENTERPRISES
PROPERTY SURVEY
 PORTION OF SEC. 13, T. 34 N., R. 2 E.W.M.
 PORTION OF SEC. 18, T. 34 N., R. 3 E.W.M.
 SKAGIT COUNTY, WASHINGTON

200408300259
 Skagit County Auditor



TRIPLE J ENTERPRISES
PROPERTY SURVEY
 PORTION OF SEC. 13, T. 34 N., R. 2 E. W. M.
 PORTION OF SEC. 18, T. 34 N., R. 3 E. W. M.
 SKAGIT COUNTY, WASHINGTON

SHORT PLAT No. PLOO-0485
 Sheet 2 of 5 Sheets

VICINITY MAP NOTE:
 This map serves as an index to the Legal Description provided herein and is NOT based upon actual boundary survey hereby. Excepting Lots 1, 2 and 3 of this Short Plat (as delineated in detail upon Sheet 1 hereof), the open ditch East thereof, and adjacent slough banks all lying within Gov't. Lots 4 and 6 of Sec. 13, T. 34 N., R. 2 E. W. M. which were mapped based upon physical survey hereby, the purpose of this Vicinity Map is to provide an index map of the property described herein and the adjacent properties.

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 Skagit County Auditor