

After recording return document to:

State of Washington
Department of Transportation
Real Estate Services Office
P.O. Box 47338
Olympia, WA 98504-7338



200608180078
Skagit County Auditor

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Document Title: Partial Release of Mortgage
Reference Number of Related Document: 200402090187; 200306120165
Grantor(s): Whidbey Island Bank
Grantee(s): Nick Cecotti; Vernon Vidmore
Legal Description: Ptn of SE¼ of the NW¼; ptn of the NE¼ of the SW¼; and ptn of the SE¼ of the SW¼ of Section 10, T34N, R3E, WM
Additional Legal Description is on Page(s) 4, 5 & 6 of Document.
Assessor's Tax Parcel Number(s): 340310-2-007-0004 (P21343); 340310-2-006-0005 (P21342); 340310-3-010-0007 (P21354); 340310-3-002-0007 (P21345); 340310-3-013-0109 (P21328); 340310-0-013-0208 (P100140)

PARTIAL RELEASE OF MORTGAGE

FIRST AMERICAN TITLE CO.

State Route 20, Fredonia to Pulver Rd. Vic..

81869-2

WHIDBEY ISLAND BANK, the owner and holder of that certain Mortgage dated June 11, 2003, executed by VERNON VIDMORE, a married man as his separate property, and NICK CECOTTI, as his separate property, to secure the payment of the sum of \$564,000.00 DOLLARS and interest, and recorded in the office of the Auditor of Skagit County, State of Washington, on June 12, 2003, under Auditor's File No. 200306120165, and re-recorded February 9, 2004 under Auditor's File No. 200402090187, for value received, does hereby release and discharge from the lien of said mortgage the following described portion of the mortgaged premises, situate in the County of Skagit, State of Washington:

For legal description,
see Exhibit A attached hereto and made a part hereof.

PARTIAL RELEASE OF MORTGAGE

This discharge and release shall not be construed as in any manner discharging, releasing or impairing the lien of said mortgage upon any property, other than the property specifically described herein.

Dated 4/20, 2006

WHIDBEY ISLAND BANK

By: [Signature] Chris D. Fowler
Its: AVP 4/20/06

By: _____

Its: _____



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PARTIAL RELEASE OF MORTGAGE

STATE OF WASHINGTON)
County of SKAGIT) : ss.

On this 20 day of APRIL, 2006, before me personally appeared CHRIS D. FOWLER and _____, to me known to be the ASSIT VICE PRESIDENT and _____ of the corporation that executed the 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 he/she/they was/were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

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



John H. Goldman
Notary (print name) JOHN GOLDMAN
Notary Public in and for the State of Washington,
residing at SEATTLE WA
My Appointment expires 2/10/09



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PARTIAL RELEASE OF MORTGAGE

EXHIBIT A

All that portion of the following described TRACT "X" lying northwesterly of a line beginning at a point opposite Highway Engineer's Station (hereinafter referred to as HES) 561+00 on the SR 20 line survey of SR 20, Fredonia to Pulver Rd. Vic. and 195 feet southeasterly therefrom; thence northeasterly parallel with said SR 20 line survey to a point opposite HES 570+86.82 thereon; thence northeasterly along a curve to the right having a radius of 7,565.00 feet, a distance of 931.69 feet to a point opposite HES 580+05.80 on said line survey and 344.76 feet southeasterly therefrom; thence northwesterly to a point opposite said HES 580+05.80 and 165.00 feet southeasterly therefrom; thence northeasterly parallel with said SR 20 line survey to a point opposite HES 585+50 thereon and the end of said this description.

ALSO that portion of the southeast quarter of the northwest quarter of Section 10, Township 34 North, Range 3 East, W.M., Skagit County, Washington, lying southeasterly of a line drawn 165 feet southeasterly from and parallel with the SR 20 line survey of SR 20, Fredonia to Pulver Rd. Vic

TRACT "X"

PARCEL A

That portion of the southeast quarter of the northwest quarter of Section 10, Township 34 North, Range 3 East, W.M., lying southerly of the Great Northern Railway right-of-way; EXCEPT that portion thereof lying within the boundaries of that certain 55 foot strip of land adjacent to said right-of-way as conveyed to Skagit County for road purposes by deeds recorded July 3, 1941 under Auditor's File Nos. 341321 and 341322, records of Skagit County, Washington; AND EXCEPT that portion condemned in Skagit County Superior Court Cause No. 24797. AND EXCEPT ditch rights of way.

PARCEL B

That portion of the northeast quarter of the southwest quarter of Section 10, Township 34 North, Range 3 East, W.M., lying southerly of the Great Northern Railway right-of-way; EXCEPT that portion thereof lying within the boundaries of that certain 55 foot strip of land adjacent to said right-of-way as conveyed to Skagit County for road purposes by deeds recorded July 3, 1941 under Auditor's File Nos. 341321 and 341322, records of Skagit County, Washington;



PARTIAL RELEASE OF MORTGAGE

EXHIBIT A
(continued)

AND EXCEPT that portion thereof lying within the boundaries of Primary State Highway No. 1, Fredonia to Junction U.S. 99 and as condemned in Skagit County Superior Court Cause No. 24797; AND EXCEPT ditch rights of way.

PARCEL C

The east half of the southeast quarter of the southwest quarter of Section 10, Township 34 North, Range 3 East, W.M., lying north of the north line of that certain 30 foot strip of land running along the south line of said subdivision commonly known as the Memorial Highway as conveyed to Skagit County for road purposes by Quit Claim Deed dated July 28, 1894 and recorded August 15, 1894 in Volume 30 of Deeds, page 63, under Auditor's File No. 20075, records of Skagit County, Washington;
EXCEPT the south 240 feet of the east 310 feet thereof.

PARCEL D

The east half of the west half of the southeast quarter of the southwest quarter of Section 10, Township 34 North, Range 3 East, W.M., lying north of the north line of that certain 30 foot strip of land running along the south line of said subdivision commonly known as the Memorial Highway as conveyed to Skagit County for road purposes by Quit Claim Deed dated July 28, 1894 and recorded August 15, 1894 in Volume 30 of Deeds, page 63, under Auditor's File No. 20075, records of Skagit County, Washington;

EXCEPT that portion lying within the boundaries of the following described tract:
Beginning at the southeast corner of said subdivision; thence north along the east line of said subdivision 276 feet; thence west parallel with the south line of said subdivision 128 feet; thence south parallel with the east line of said subdivision 276 feet to the south line of said subdivision; thence east along said south line 128 feet to the point of beginning;

EXCEPT the south 30 feet thereof for road commonly known as Memorial Highway;

AND ALSO EXCEPT the north 25 feet of the east 25 feet thereof.

AND ALSO EXCEPT the following described tract:

Beginning at a point on the east line of said subdivision at a point 276 feet north of the southeast corner thereof; thence west parallel with the south line of said subdivision 128 feet to a point on the west line of that certain tract of land conveyed to William Lefeber



PARTIAL RELEASE OF MORTGAGE

EXHIBIT A
(continued)

and Jo An Lefeber, husband and wife, by deed dated December 24, 1970 and recorded December 30, 1970 under Auditor's File No. 747268; thence north along the west line of said Lefeber Tract 64 feet to the northwest corner of said Lefeber Tract; thence east parallel with the south line of said subdivision 53 feet; thence south parallel with the east line of said subdivision 60 feet; thence east parallel with the south line of said subdivision 75 feet to the east line thereof; thence south along the east line 4 feet to the point of beginning.

PARCEL E

That portion of the east half of the west half of the southeast quarter of the southwest quarter of Section 10, Township 34 North, Range 3 East, W.M., described as follows: Beginning at a point on the east line of said subdivision at a point 276 feet north of the southeast corner thereof; thence west parallel with the south line of said subdivision 128 feet to a point on the west line of that certain tract of land conveyed to William Lefeber and Jo An Lefeber, husband and wife, by deed dated December 24, 1970 and recorded December 30, 1970 under Auditor's File No. 747268; thence north along the west line of said Lefeber Tract 64 feet to the northwest corner of said Lefeber Tract; thence east parallel with the south line of said subdivision 53 feet; thence south parallel with the east line of said subdivision 60 feet; thence east parallel with the south line of said subdivision 75 feet to the east line thereof; thence south along the east line 4 feet to the point of beginning.

ALSO, the Grantor herein conveys and grants to the State of Washington all rights of ingress and egress (including all existing, future or potential easements of access, light, view and air) to, from and between State Route 20, Fredonia to Pulver Rd. Vic. and the remainder of said TRACT "X".

The lands herein described contain an area of 48,382 square feet, more or less, the specific details concerning all of which are to be found in that certain map of definite location now of record and on file in the office of the Secretary of Transportation at Olympia, and bearing date of approval June 3, 2005, revised November 4, 2005.

Grantor's Initials

