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Skagit County Auditor

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WHEN RECORDED RETURN
OWENS FINANCIAL GROUP
P.O. BOX 2400
WALNUT CREEK, CA 94595

Filed for Record at Request of
Land Title Company of Skagit County
Order No.: 111171-SE | 22953-SE

PARTIAL RECONVEYANCE

The undersigned as trustee under that certain Deed of Trust, dated APRIL 10 2006 in which CLEAR VALLEY ENVIRONMENTAL FARM LLC AND CLEAR VALLEY * is grantor and OWENS MORTGAGE INVESTMENT FUND is beneficiary, recorded on APRIL 27 2006 as Auditor's No. 200604270155 records of SKAGIT County, Washington, having received from the beneficiary under said Deed of Trust a written request to reconvey a portion of the real property described in said deed, does hereby reconvey, without warranty, to the persons entitled thereto the right, title and interest now held by said trustee in and to the portion of the real property described in said Deed of Trust, situated in SKAGIT County, Washington, as follows:
*ENVIRONMENTAL FARM II INC
PTN SECTIONS 10 AND 15-34-4
P24488, P24494, P24807, P24802, P24804, P24809, P24854, P24803

Dated August 6 2007

LAND TITLE COMPANY OF SKAGIT CO

(Trustee)

By:

Bill Ronhaar

Bill Ronhaar (Name-Title) Manager

STATE OF WASHINGTON }ss.
COUNTY OF _____

STATE OF WASHINGTON }ss.
COUNTY OF SKAGIT

On this day personally appeared before me _____
to me known to be the individual described
in and who executed the within and
foregoing instrument, and acknowledge that
signed the same as
free and voluntary act and deed, for the uses
and purposes therein mentioned

On this 6TH day of AUGUST 2007
before me, that undersigned, a Notary Public in and for the State of
Washington, duly commissioned and sworn, personally appeared
BILL RONHAAR, to me known to be the
authorized signatory of LAND TITLE COMPANY
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 is authorized to execute to the said instrument

Witness my hand and official seal hereto affixed the day and year first
above written.

GIVEN under my hand and official seal this
day of _____

Sharon R. Anthony

Sharon R. Anthony

Notary Public in and for the State of Washington,
Residing at _____
My Appointment expires _____

Notary Public in and for the State of Washington,
Residing at MOUNT VERNON
My appointment expires 9/6/2009

SHARON R. ANTHONY
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-6-2009

EXHIBITA

DESCRIPTION OF THE PROPERTY

Parcel 3 After BLA:

That portion of the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 10, together with that portion of the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter of Section 15, all in Township 34 North, Range 4 East WM, described as follows:

Commencing at the Northwest corner of the Southeast Quarter of the Southwest Quarter of said Section 10; thence South 0° 12' 29" West, along the West line thereof, a distance of 660.87 feet, more or less, to the Northwest corner of that certain parcel as conveyed by Deed recorded April 10, 2006, under Auditors File No. 200604100126; thence South 89° 11' 17" East, along the North line thereof, 363.49 feet to the Northeast corner thereof; thence North 62° 42' 54" East 117.72 feet; thence South 63° 15' 58" East 111.40 feet; thence South 15° 42' 36" East 159.39 feet; thence South 32° 41' 51" East 129.01 feet; thence South 52° 05' 24" East 149.71 feet; thence South 88° 04' 38" East 128.61 feet; thence North 79° 36' 46" East 295.79 feet; thence South 66° 03' 52" East 138.90 feet, thence South 66° 03' 52" East 103.00 feet to the **TRUE POINT OF BEGINNING**; thence North 66° 03' 52" West 103.00 feet; thence North 66° 03' 52" West 138.90 feet; thence South 79° 36' 46" West 295.79 feet; thence North 88° 04' 38" West 128.61 feet; thence North 52° 05' 24" West 149.71 feet; thence North 32° 41' 51" West 129.01 feet; thence North 15° 42' 36" West 159.39 feet; thence North 63° 15' 58" West 111.40 feet; thence South 62° 42' 54" West 117.72 feet to the aforementioned Northeast corner of parcel described under Auditors File No. 200604100126; thence South 0° 38' 29" West, along the East line of said parcel and said parcel extended, a distance of 769.92 feet to the Southeast corner of Tract "A" of Skagit County Short Plat 60-77, approved August 30, 1977 and recorded August 30, 1977 under Auditors File No. 863767, in Volume 2 of Short Plats, page 112, records of Skagit County Washington; thence North 89° 20' 05" West, along the South line thereof, 330.03 feet to the Southwest corner thereof, said point being on the East margin of McLaughlin Extension Road, thence South 1° 26' 36" West, along said margin, 1202.86 feet to an intersection with the North margin of McLaughlin Road; thence South 89° 00' 37" East, along said North margin, 967.04 feet to a point which lies South 16° 45' 44" West from



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the true point of beginning; thence North 16° 45' 44" East 1656.33 feet to the **TRUE POINT OF BEGINNING**.

SUBJECT TO a 60 foot wide non-exclusive easement for ingress, egress and utilities over, under and across, the exact location to be determined at a future time and under mutual consent as to location to benefit the following described parcel:

The Northeast Quarter of the Southwest Quarter of Section 10, Township 34 North, Range 4 East, WM.

TOGETHER WITH that portion of the Southeast Quarter of the Southwest Quarter of Section 10, Township 34 North, Range 4 East, WM. Described as follows:

Beginning at the Northwest corner of said Southeast Quarter of the Southwest Quarter; Thence South 0° 12' 29" West, along the West line thereof, a distance of 660.87 feet, more or less, to the Northwest corner of that certain parcel as conveyed by Deed recorded April 10, 2006, under Auditors File No. 200604100126; thence South 89° 11' 17" East, along the North line thereof, 363.49 feet to the Northeast corner thereof; thence North 62° 42' 54" East 117.72 feet; thence South 63° 15' 58" East 111.40 feet; thence South 15° 42' 36" East 159.39 feet; thence 32° 41' 51" East 129.01 feet; thence South 52° 05' 24" East 149.71 feet; thence South 88° 04' 38" East 128.61 feet; thence North 79° 36' 46" East 295.79 feet; thence South 66° 03' 52" East 138.90 feet, more or less, to the East line of said Southeast Quarter of the Southwest Quarter; thence North 0° 00' 33" West, along said East line, 1001.03 feet to the Northeast corner thereof; thence North 89° 02' 28" West, along the North line of said Southeast Quarter of the Southwest Quarter, 1342.60 feet to the point of beginning.

ALSO SUBJECT TO a 60.00 foot non-exclusive easement for ingress, egress and utilities being 30.00 feet on both sides of the following described centerline, being in a portion of Section 10 and Section 15, Township 34 North, Range 4 East, WM.

Commencing at the Southwest corner of Tract "A" of Skagit County Short Plat 60-77, approved August 30, 1977 and recorded August 30, 1977 under Auditors File No. 863767, in Volume 2 of short plats, page 112, records of Skagit County Washington; thence South 1° 26' 36" West, along the East margin of McLaughlin road extension, as shown on said Short Plat, 43.62 feet to the **TRUE POINT OF BEGINNING** of this centerline description; thence the following courses along said centerline, South 86° 12' 13" East 174.78 feet; thence North 85° 42' 17" East 172.87 feet; thence North 58° 22' 51" East 393.11 feet; thence South 88° 43' 21" East 668.41 feet, more or less, to a point of intersection with the Easterly line of the above described parcel and the terminus of said centerline description.

The sidelines of said easement shall be extended or trimmed so as to form a continuous line across the grantors ownership.

Situate in the County of Skagit, State of Washington



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Containing 44.0 acres, more or less.



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Parcel 4 After BLA:

That portion of the Southwest Quarter of the Southeast Quarter of Section 10, together with that portion of the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter of Section 15, all in Township 34 North, Range 4 East WM, described as follows:

Commencing at the Northwest corner of the Southeast Quarter of the Southwest Quarter of said Section 10; thence South 0° 12' 29" West, along the West line thereof, a distance of 660.87 feet, more or less, to the Northwest corner of that certain parcel as conveyed by Deed recorded April 10, 2006, under Auditors File No. 200604100126; thence South 89° 11' 17" East, along the North line thereof, 363.49 feet to the Northeast corner thereof; thence North 62° 42' 54" East 117.72 feet; thence South 63° 15' 58" East 111.40 feet; thence South 15° 42' 36" East 159.39 feet; thence South 32° 41' 51" East 129.01 feet; thence South 52° 05' 24" East 149.71 feet; thence South 88° 04' 38" East 128.61 feet; thence North 79° 36' 46" East 295.79 feet; thence South 66° 03' 52" East 138.90 feet, thence South 66° 03' 52" East 103.00 feet to the **TRUE POINT OF BEGINNING**; thence South 78° 26' 16" East 220.72 feet; thence South 57° 43' 31" East 112.69 feet; thence South 76° 50' 23" East 84.64 feet; thence South 76° 59' 11" East 180.46 feet; thence South 54° 48' 59" East 93.58 feet; thence South 25° 47' 39" East 91.15 feet; thence South 25° 47' 39" East 87.34 feet; thence South 30° 23' 11" East 111.90 feet; thence South 8° 07' 49" East 157.41 feet; thence South 18° 17' 32" East 348.90 feet; thence South 25° 34' 21" East 205.38 feet; thence South 12° 48' 25" East 218.85 feet; thence South 5° 34' 33" West 162.09 feet; thence South 29° 59' 41" West 117.22 feet to the North margin of McLaughlin Road; thence North 88° 19' 54" West, along said margin, 1100.37 feet, to the West line of the Northwest Quarter of the Northeast Quarter of said Section 15; thence continue along said margin, North 89° 00' 37" West 352.95 feet, to a point which lies South 16° 45' 44" West from the true point of beginning; thence North 16° 45' 44" East 1656.33 feet to the **TRUE POINT OF BEGINNING**.

Together with Commencing the Northwest corner of the Southeast Quarter of the Southwest Quarter of Section 10, Township 34 North, Range 4 East W.M.; thence South 0° 12' 29" West, along the West line thereof, a distance of 660.87 feet, more or less, to the Northwest corner of that certain parcel as conveyed by Deed recorded April 10, 2006, under Auditors File No. 200604100126; thence South 89° 11' 17" East, along the North line thereof, 363.49 feet to the Northeast corner thereof; thence North 62° 42' 54" East 117.72 feet; thence South 63° 15' 58" East 111.40 feet; thence South 15° 42' 36" East 159.39 feet; thence South 32° 41' 51" East 129.01 feet; thence South 52° 05' 24" East 149.71 feet; thence South 88° 04' 38" East 128.61 feet; thence North 79° 36' 46" East 295.79 feet; thence South 66° 03' 52" East 138.90 feet, more or less, to the West line of the West Half of the Southeast Quarter of said Section 10; thence South 66° 03' 52" East 103.00 feet; thence South 78° 26' 16" East 220.72 feet; thence South 57° 43' 31" East 112.69 feet; thence South 76° 50' 23" East 84.64 feet; thence South 76° 59' 11" East 180.46 feet; thence South 54° 48' 59" East 93.58 feet; thence South 25° 47' 39" East 91.15 feet to the South line of the West Half of the Southeast Quarter of said



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Section 10; thence South 25° 47' 39" East 87.34 feet; thence South 30° 23' 11" East 111.90 feet; thence South 8° 07' 49" East 157.41 feet; thence South 18° 17' 32" East 348.90 feet; thence South 25° 34' 21" East 205.38 feet; thence South 12° 48' 25" East 218.85 feet; thence South 5° 34' 33" West 162.09 feet; thence South 29° 59' 41" West 139.94 feet to the South line of the Northwest Quarter of the Northeast Quarter and the **TRUE POINT OF BEGINNING**; thence continue South 29° 59' 41" West 185.06 feet; thence South 71° 25' 46" West 334.89 feet; thence North 86° 50' 15" West 213.62 feet; thence North 85° 42' 09" West 472.91 feet to the West line of the said Southwest Quarter of the Northeast Quarter of Section 15; thence North 88° 33' 24" West 370.33 feet, to the East line of Exception 4 described above; thence North 1° 26' 36" East, along said East line, 248.56 feet to the North line of the Southeast Quarter of the Northwest Quarter of said Section 15; thence South 89° 00' 37" East, along said North line, 369.85 feet to the Northeast corner of said Southeast Quarter of the Northwest Quarter; thence South 88° 19' 54" East, along the North line of the Northwest Quarter of the Northeast Quarter of said Section 15, a distance of 1089.47 feet to the **TRUE POINT OF BEGINNING**.

Except Any portion lying within the right of way of McLaughlin Road.

And Except The East 209 feet of the West 242 feet of the North 229 feet of the Southwest Quarter of the Northeast Quarter of said Section 15, **EXCEPT** the North 20 feet thereof for McLaughlin Road.

SUBJECT TO a 60.00 foot non-exclusive easement for ingress, egress and utilities being 30.00 feet on both sides of the following described centerline, being in a portion of Section 10 and Section 15, Township 34 North, Range 4 East, WM.

Commencing at the Southwest corner of Tract "A" of Skagit County Short Plat 60-77, approved August 30, 1977 and recorded August 30, 1977 under Auditors File No. 863767, in Volume 2 of short plats, page 112, records of Skagit County Washington; thence South 1° 26' 36" West, along the East margin of McLaughlin road extension, as shown on said Short Plat, 43.62 feet; thence the following courses along the centerline, South 86° 12' 13" East 174.78 feet; thence North 85° 42' 17" East 172.87 feet; thence North 58° 22' 51" East 393.11 feet; thence South 88° 43' 21" East 668.41 feet, more or less, to a point of intersection with the Westerly line of the above described parcel and the **TRUE POINT OF BEGINNING**; thence continue South 88° 43' 21" East 719.58 feet to the Northeasterly line of the above described parcel and the terminus of said centerline description.

The sidelines of said easement shall be extended or trimmed so as to form a continuous line across the grantors ownership.

Situate in the County of Skagit, State of Washington

Containing 45.5 acres, more or less



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