

Recording requested by:
Owens Mortgage Investment Fund
C/O Owens Financial Group, Inc.
P.O. Box 2400
Walnut Creek, CA 94595



200708060204
Skagit County Auditor

When recorded return to:
Clear Valley Environmental Farm, LLC &
C/O Jermone Ryan
9 Teaberry Lane
Tiburon, CA 94920

8/6/2007 Page 1 of 6 4:11PM

Loan # 51074

122953-59

PARTIAL TERMINATION AGREEMENT

WHEREAS, a portion of the indebtedness secured by that certain **ABSOLUTE ASSIGNMENT of RENTS and LEASES**, given as additional security for payment of a Note secured by a Deed of Trust, wherein **CLEAR VALLEY ENVIRONMENTAL FARM, LLC, a Washington limited liability company; and CLEAR VALLEY ENVIRONMENTAL FARM II, INC., a Washington corporation** is/are named as "ASSIGNOR", and **OWENS MORTGAGE INVESTMENT FUND, a California limited partnership** is named as "ASSIGNEE", dated **April 10, 2006**, and recorded on **April 27, 2006** in the office of the **County of Skagit, State of Washington** Official Records, at Instrument Number **200604270156** has been partially paid.

NOW THEREFORE, the undersigned Assignee, does hereby **TERMINATE**, and **RELEASE**, without warranty, any interest derived to the undersigned Assigned, in that **portion of the lands** in said Assignment of Rents, described as follows:

PTM SE1/4 SW1/4 SW1/4 SE1/4 10/34/4 etal

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION

AP#: 340410-3-006-0002; 340410-4006-0000; 340415-2-001-0004; 340415-1-002-0005; 340415-1-004-0003; 340415-2-002-0003; 340415-2-015-0016 & 340415-1-003-0004

Dated: July 12, 2007

OWENS MORTGAGE INVESTMENT FUND,
a California limited partnership
BY: Owens Financial Group, Inc., a California Corporation
ITS: General Partner

William E. Dutra, Senior Vice President

STATE OF CALIFORNIA / COUNTY OF CONTRA COSTA

On this 31st day of July in the year of 2007

before me, Mandy Moldovan, a Notary Public, personally appeared

William E. Dutra

personally known to me (or ~~proved to me on the basis of satisfactory evidence~~) to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Mandy Moldo
NOTARY PUBLIC



EXHIBITA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DESCRIPTION OF THE PROPERTY

AUG 06 2007

Amount Paid \$ *0*
Skagit Co. Treasurer
By *MLM* Deputy

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



200708060204

Skagit County Auditor

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



200708060204
Skagit County Auditor

Containing 44.0 acres, more or less.

UNOFFICIAL DOCUMENT



200708060204
Skagit County Auditor

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 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



200708060204
Skagit County Auditor

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



200708060204
Skagit County Auditor

8/6/2007 Page

6 of

6 4:11PM