



200803040052

Skagit County Auditor

3/4/2008 Page 1 of 3 9:58AM

AFTER RECORDED RETURN TO:

HORIZON BANK
2211 RIMLAND DRIVE SUITE 230
BELLINGHAM WA 98226
Attn: EO Ref #: CMLG189

Partial Reconveyance

The undersigned as trustee under that certain Deed of Trust, dated May 13, 2005 in which Cultus View, L.L.C. is grantor and Horizon Bank is beneficiary, recorded May 17, 2005 as Auditor's File No. 200505170035, in Volume _____ of Mortgages, at page _____, records of Skagit County, Washington, having received under Deed of Trust a written request to reconvey a portion of the real property described in said deed, which request was approved by said grantor, does hereby reconvey, without warranty, to the real property described in said Deed of Trust, situated in Skagit County, Washington as follows:

ABBREVIATED LEGAL: A portion of the Southeast Quarter of Section 1, Township 34 North, Range 4 East of the Willamette Meridian as more fully described in Exhibit 'A' which is attached hereto and made a part hereof.

ASSESSOR'S TAX PARCEL NO. 340401-0-021-0000 (P23292)

WESTWARD FINANCIAL SERVICES CORPORATION

Dated: February 29, 2008

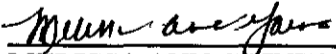
By 
ERIN J. OLSEN


SUSAN MCCULLOCH

STATE OF WASHINGTON)
) §
COUNTY OF WHATCOM)

On this 29th day of February, 2008, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **ERIN J. OLSEN AND SUSAN MCCULLOCH** known to be the AUTHORIZED SIGNERS OF THE ACCOUNT the corporation that executed the foregoing instrument, and acknowledged the 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 they are authorized to execute the said instrument.

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


MELISSA ANN GAINES
Notary Public in and for the State of Washington, residing at: BELLINGHAM

My Commission Expires: 6/1/2008



EXHIBIT 'A'

PARCEL A:

That portion of Parcel E, Special Warranty Deed, recorded under Auditor's File No. 200212270093, records of Skagit County, Washington, in the Southeast Quarter of Section 1, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Commencing at the concrete monument at the intersection of Mill Street and Jackson Street as shown on the survey recorded in Volume 16 of Surveys at page 35 as Auditor's File No. 9408090020, records of Skagit County, Washington;

Thence North 04°44'56" West along the centerline of Mill Street a distance of 64.08 feet;

Thence North 85°17'54" East, a distance of 20.00 feet to the East line of Mill Street;

Thence North 85°17'54" East, a distance of 3.42 feet to the corner of the existing cyclone fence described in exception 9 to the above described Parcel E;

Thence North 85°17'54" East along said fence line, a distance of 290.52 feet to the point of beginning of this description;

Thence North 04°42'06" West, a distance of 57.64 feet;

Thence North 85°15'04" East, a distance of 455 feet, more or less, to the ordinary high water line of Clear Lake;

Thence Southwesterly along said ordinary high water line, a distance of 864 feet, more or less, to the Northeast corner of Lot 4, Short Plat No. 90-066 recorded in Volume 10 of Short Plats, at page 104, as Auditor's File No. 9207210068, records of Skagit County, Washington;

Thence North 83°15'52" West along the North line of said Lot 4, a distance of 75.22 feet;

Thence South 82°39'08" West along the North line of said Lot 4, a distance of 14.80 feet to the cyclone fence described in said exception 9;

Thence North 04°50'52" West along said cyclone fence line, a distance of 404.77 feet to the corner of said fence;

Thence South 85°17'54" West along said fence line, a distance of 96.79 feet to the point of beginning of this description.

Situated in Skagit County, Washington

PARCEL B:

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and through the following described EASEMENT A:

EASEMENT A:

Commencing at the concrete monument at the intersection of Mill Street and Jackson Street as shown on the survey recorded in Volume 16 of Surveys at page 35 as Auditor's File No. 9408090020, records of Skagit County, Washington;

Thence North 04°44'56" West along the centerline of Mill Street, a distance of 293.30 feet;

Thence North 85°15'04" East, a distance of 20.00 feet to the East right of way line of Mill Street and the point of beginning of this easement description;

Thence North 85°15'04" East, a distance of 10.00 feet to the point of curvature of a non-tangent curve to the right having a radius of 30.00 feet, from which the radius point bears North 85°15'04" East;

Thence Northeasterly along said curve through a central angle of 68°01'45" and an arc distance of 35.62 feet;

Thence North 63°16'49" East, a distance of 444.59 feet;

Thence North 01°05'15" West, a distance of 102.11 feet;

Thence South 88°54'45" West, a distance of 60.00 feet;

Thence South 01°05'15" East, a distance of 45.46 feet to the point of curvature of a curve to the right having a radius of 30.00 feet;



200803040052
Skagit County Auditor

EXHIBIT 'A' CONT.

Thence Southwesterly along said curve through a central angle of 64°22'04" and an arc distance of 33.70 feet;
Thence South 63°16'49" West, a distance of 339.54 feet to the point of curvature of a curve to the right having a radius of 30.00 feet;
Thence Westerly Northwesterly along said curve through a central angle of 111°58'15" and an arc distance of 58.63 feet;
Thence South 85°15'04" West radial to the last described curve, a distance of 10.00 feet to the East right of way line of Mill Street;
Thence South 04°44'56" East along said right of way line, a distance of 129.40 feet to the point of beginning of this easement description.

AND TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and through the following described EASEMENT B:

EASEMENT B:

Commencing at the concrete monument at the intersection of Mill Street and Jackson Street as shown on the Survey recorded in Volume 16 of Surveys, at page 35, as Auditor's File No. 9408090020, records of Skagit County, Washington;
Thence North 04°44'56" West along the centerline of Mill Street, a distance of 293.30 feet;
Thence North 85°15'04" East, a distance of 20 feet to the East right of way line of Mill Street;
Thence North 85°15'04" East, a distance of 10.00 feet to the point of curvature of a non-tangent curve to the right having a radius of 30.00 feet, from which the radius point bears North 85°15'04" East from said point of curvature;
Thence Northeasterly along said curve through a central angle of 68°01'45" and an arc distance of 35.62 feet;
Thence North 63°16'49" East, a distance of 444.59 feet to the point of beginning of this easement description;
Thence South 04°42'06" East, a distance of 286.00 feet to the point of curvature of a curve to the left having a radius of 20.00 feet;
Thence Southeasterly along said curve through a central angle of 90°00'00" and an arc distance of 31.42 feet;
Thence North 85°17'54" East, a distance of 10.00 feet;
Thence South 04°42'06" East, a distance of 30.00 feet;
Thence South 85°17'54" West, a distance of 10.00 feet to the point of curvature of a curve to the left having a radius of 20.00 feet;
Thence Southwesterly along said curve through a central angle of 90°00'00" and an arc distance of 31.42 feet;
Thence South 04°42'06" East, a distance of 10.00 feet to the North line of the above described Tract 1;
Thence South 85°15'04" West along said North line, a distance of 50.00 feet;
Thence North 04°42'06" West, a distance of 301.33 feet to the point of curvature of a curve to the left having a radius of 30.00 feet;
Thence Northwesterly along said curve through a central angle of 112°01'06" and an arc distance of 58.65 feet to the South line of the above described Easement A;
Thence North 63°16'49" East along said South line, a distance of 98.43 feet to the point of beginning of this easement description.

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200803040052
Skagit County Auditor

3/4/2008 Page

3 of

3 9:58AM