

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

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



200904010008
Skagit County Auditor

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Loan # 51074

GUARDIAN NORTHWEST TITLE CO.
PARTIAL TERMINATION AGREEMENT B92832

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 **Skagit County Auditor, 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:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION

NW SEC 14 TSP 34 N 24
Property: 14242 SR 9 / Parcel #P24694 / APN #340414-0-002-0008, Mount Vernon, WA 98273

Dated: January 4, 2008 OWENS MORTGAGE INVESTMENT FUND,
a California limited partnership
BY: Owens Financial Group, Inc., a California Corporation
ITS: General Partner

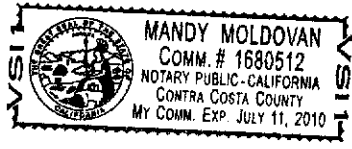
William E. Dutra, Senior Vice President

STATE OF CALIFORNIA / COUNTY OF CONTRA COSTA

On March 24, 2008, before me, Mandy Moldovan,
a Notary Public, personally appeared **William E. Dutra, Senior Vice President**, who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.



SIGNATURE OF NOTARY

Schedule "C"
Legal description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

That portion of the Northwest $\frac{1}{4}$ of Section 14, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the North $\frac{1}{4}$ corner of said Section 14; thence West, along the North line of said Section 14, a distance of 275.88 feet to an intersection with the Westerly right-of-way line of the Northern Pacific Railway Company; thence Southwesterly, along said right-of-way line, 1,086.24 feet to the true point of beginning; thence continue Southwesterly along said right-of-way, 408.00 feet; thence Northwesterly in a straight line, 1,691.33 feet, more or less, to a point 396.00 feet South of the Northwest corner of said Section 14 and on the West line of said Section 14; thence North, along the West line thereof a distance of 396.00 feet; thence East, along the North line of said Section 14, a distance of 329.30 feet; thence Southeasterly, in a straight line, 1,640.27 feet, more or less to the true point of beginning.

TOGETHER WITH that portion of the Northwest $\frac{1}{4}$ of Section 14, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the North $\frac{1}{4}$ corner of Section 14, Township 34 North, Range 4 East, W.M.; thence West, along the North line of said Section 14, a distance of 275.88 feet to an intersection with the Westerly right-of-way line of the Northern Pacific Railway Company; thence Southwesterly, along said right-of-way line, 1,494.24 feet to the true point of beginning; thence Northeasterly along said right-of-way 408.00 feet; thence North $56^{\circ}41'17''$ West, along the Northeasterly line of the above described parcel, 157.80 feet; thence North $46^{\circ}15'53''$ East 126.54 feet; thence South $53^{\circ}55'39''$ East 185.22 feet to the center of that certain 100 foot wide right-of-way to Seattle Lake Shore and Eastern Railway Company right-of-way as conveyed by Deed dated April 4, 1890 and recorded July 13, 1890 in Volume 10 of Deeds, page 651, records of Skagit County, Washington; thence South $36^{\circ}04'21''$ West, along said centerline, 241.88 feet; thence continue along said centerline on a curve to the left having a radius of 1,503.12 feet through a central angle of $1^{\circ}47'53''$ an arc distance of 47.17 feet, more or less, to the Southwest corner of that certain parcel as conveyed to Skagit County by Deed recorded November 11, 1996 under Auditor's File No. 9611150090; thence South $55^{\circ}43'32''$ East 50.00 feet to the Southeasterly corner of that certain parcel as conveyed to Skagit County under Auditor's File No. 9611150090, said point being the point of divergence of the right-of-way of State Highway 9 and the Easterly line of 100 foot strip conveyed to Seattle Lake Shore and Eastern Railway Company right-of-way; thence Southwesterly along the right-of-way of the Seattle Lake Shore and Eastern Railway Company right-of-way, a distance of 226.59 feet, more or less, to a point of intersection with the Southeasterly projection of the Southwesterly line of the above described parcel; thence North $60^{\circ}07'16''$ West, along said projection, 100.66 feet to the true point of beginning.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities as reserved by the Grantors herein over, across and under those premises described on Exhibit "B" of a deed recorded as Auditor's File No. 200707170113 being portion of the Northwest $\frac{1}{4}$ of said Section 14.



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