



201508100148

Skagit County Auditor

\$149.00

8/10/2015 Page

1 of

6 3:13PM

AFTER RECORDING RETURN TO:

Skagit Bank
PO Box 285
Burlington, WA 98233

m-20679

Dated August 5, 2015

DECLARATION OF CANCELLATION OF RECONVEYANCE AND REINSTATEMENT OF DEED OF TRUST

WHEREAS, on April 20, 2010, the undersigned Landed Gentry Custom Home Group, LLC, BLaNE, L.L.C., Commonwealth Holdings, LLC and East Gardner, L.L.C. was the owner of all of the following described real property:

Land Title and Escrow

and as particularly described in that certain Deed of Trust dated April 20, 2010, executed by Landed Gentry Custom Home Group, LLC, BLaNE, L.L.C., Commonwealth Holdings, LLC and East Gardner, L.L.C., as Grantor, to Land Title Company, as Trustee, in favor of Skagit State Bank, to secure an indebtedness of \$532,000.00 and recorded April 21, 2010, under Auditor's File No. 201004210092, records of Skagit County, Washington; and

WHEREAS, on June 15, 2015, there was recorded in the office of the County Auditor of Skagit County, Washington Full Reconveyance, under Auditor's File No. 201506150024, executed by the Trustee under said Deed of Trust, Land Title Company, purporting to reconvey from the force and effect of said Deed of Trust the above described real property; and

WHEREAS, said Full Reconveyance was recorded through error, inadvertence, and mistake, which recording was wholly contrary to the contemplation and intention of the parties to said Deed of Trust; and

WHEREAS it is now the desire and intent of the parties to said Deed of Trust to correct the record title to the land covered by said above referred to Deed of Trust by causing said Deed of Trust to be reinstated as a valid lien upon the hereinabove described real property.

NOW, THEREFORE, Landed Gentry Custom Home Group, LLC, BLaNE, L.L.C., Commonwealth Holdings, LLC and East Gardner, L.L.C. the undersigned, in consideration of the premises herein recited, does hereby declare that certain Full Reconveyance recorded June 15, 2015, under Auditor's File No. 201506150024, records of Skagit County, Washington, is absolutely null and void, and of no force and effect, and that lien of that certain Deed of Trust recorded under Auditor's File No. 201004210092, records of Skagit County Washington, is hereby declared to be reinstated as a lien upon the above described real property, with full force and effects and priority, as of the original date of execution of said Deed of Trust, to the same effect as though the Full Reconveyance recorded under Auditor's File No. 201506150024 records of Skagit County, Washington, had never been issued and recorded.

IN WITNESS WHEREOF, said ~~DIANA WHITNEY~~, has caused its name and seal to be affixed hereto by its dully authorized officers this 7th day of August, 2015.

Brian Gentry Manager of
Landed Gentry Custom Home Group

Tylene P Decker
Beneficiary ~~Land Specialist~~

Kendra Decker Manager of
Landed Gentry Custom Home Group

BY:

TRUSTEE




Brian Gentry Manager of
BLANE, L.L.C.




Kendra Decker Manager of
BLANE, L.L.C.



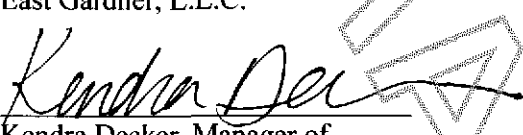
Brian Gentry Manager of
Commonwealth Holdings,, L.L.C.



Kendra Decker Manager of
Commonwealth Holdings, L.L.C.



Brian Gentry Manager of
East Gardner, L.L.C.

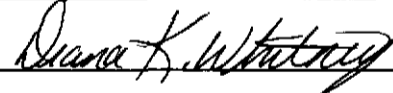


Kendra Decker Manager of
East Gardner, L.L.C.

State of Washington
County of SKAGIT

On this 7th day of AUG, 2015, before me personally appeared Brian Gentry known to me or proven to me on the basis of satisfactory evidence, known to be the Manager of Landed Gentry Custom Home Group that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument .

In Witness Whereof I have hereunto set my hand and affixed my official seal this day and year first above written. Given under my hand and official seal this 7th day of AUGUST, 2015.

(x) 

Notary Public in and for the State of Washington
Residing in Bow
My appointment expires 15 MAY 2017

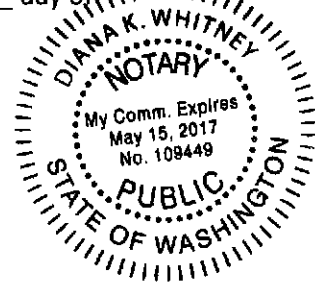
State of Washington
County of SKAGIT

On this 7th day of AUG, 2015, before me personally appeared Kendra Decker, known to me or proven to me on the basis of satisfactory evidence, known to be the Manager of Landed Gentry of Custom Home Group that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument.

In Witness Whereof I have hereunto set my hand and affixed my official seal this day and year first above written. Given under my hand and official seal this 7th day of AUGUST, 2015.

(x) Diana K. Whitney

Notary Public in and for the State of Washington
Residing in Bow
My appointment expires 15 MAY 2017



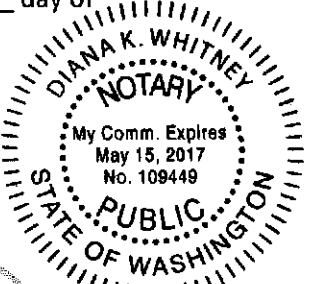
State of Washington
County of SKAGIT

On this 7th day of AUG, 2015, before me personally appeared Brian Gentry, known to me or proven to me on the basis of satisfactory evidence, known to be the Manager of Blane, LLC that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument.

In Witness Whereof I have hereunto set my hand and affixed my official seal this day and year first above written. Given under my hand and official seal this 7th day of AUGUST, 2015.

(x) Diana K. Whitney

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Residing in Bow
My appointment expires 15 MAY 2017



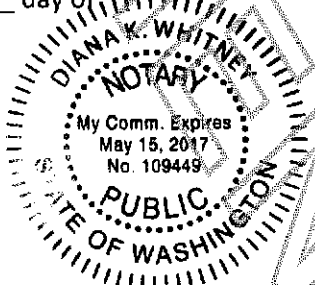
State of Washington
County of SKAGIT

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(x) Diana K. Whitney

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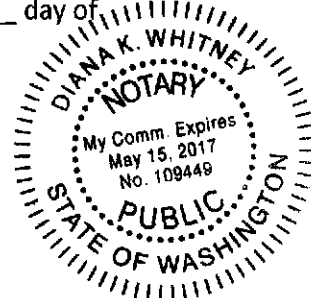
State of Washington
County of SKAGIT

On this 7th day of AUG, 2015, before me personally appeared Brian Gentry, known to me or proven to me on the basis of satisfactory evidence, known to be the Manager of Commonwealth Holdings LLC that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument.

In Witness Whereof I have hereunto set my hand and affixed my official seal this day and year first above written. Given under my hand and official seal this 7th day of AUGUST, 2015.

(x) Diana K. Whitney

Notary Public in and for the State of Washington
Residing in Bow
My appointment expires 15 MAY 2017



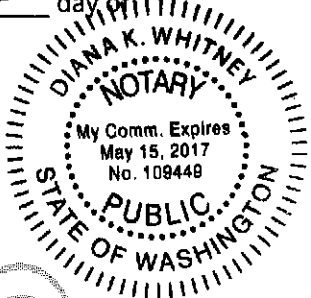
State of Washington
County of SKAGIT

On this 7th day of AUG, 2015, before me personally appeared Kendra Decker, known to me or proven to me on the basis of satisfactory evidence, known to be the Manager of Commonwealth Holdings LLC that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument.

In Witness Whereof I have hereunto set my hand and affixed my official seal this day and year first above written. Given under my hand and official seal this 7th day of AUGUST, 2015.

(x) Diana K. Whitney

Notary Public in and for the State of Washington
Residing in Bow
My appointment expires 15 MAY 2017



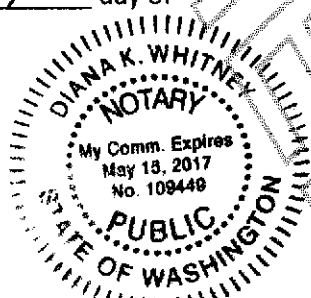
State of Washington
County of SKAGIT

On this 7th day of AUG, 2015, before me personally appeared Brian Gentry known to me or proven to me on the basis of satisfactory evidence, known to be the Manager of East Gardner, LLC that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument.

In Witness Whereof I have hereunto set my hand and affixed my official seal this day and year first above written. Given under my hand and official seal this 7th day of AUGUST, 2015.

(x) Diana K. Whitney

Notary Public in and for the State of Washington
Residing in Bow
My appointment expires 15 MAY 2017



State of Washington
County of SKAGIT

On this 7 day of Aug, 2015, before me personally appeared Kendra Decker, known to me or proven to me on the basis of satisfactory evidence, known to be the Manager of East Gardner LLC that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument.

In Witness Whereof I have hereunto set my hand and affixed my official seal this day and year first above written. Given under my hand and official seal this 7th day of AUGUST, 2015.

(x) Diana K. Whitney

Notary Public in and for the State of Washington
Residing in Bow
My appointment expires 15 MAY 2017



UNOFFICIAL DOCUMENT

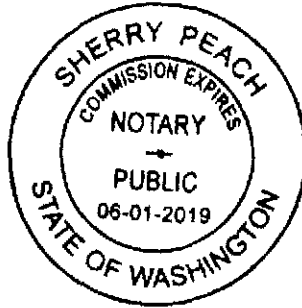
State of Washington
County of Skagit

On this 10th day of Aug, 2015 before me personally appeared Tyke Dorsy known to me or proven to me on the basis of satisfactory evidence, known to be the LS of Skagit Bank that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument.

In Witness Whereof I have hereunto set my hand and affixed my official seal this day and year first above written. Given under my hand and official seal this 10th day of August, 2015.

(x) Sherry Leach

Notary Public in and for the State of Washington
Residing in Burlington
My appointment expires 12-1-19

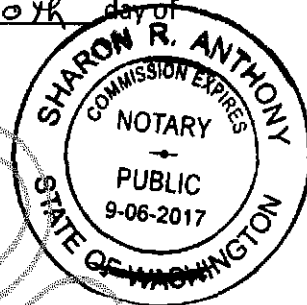


State of Washington
County of Skagit

On this 10th day of August, 2015, before me personally appeared Eldon Brown known to me or proven to me on the basis of satisfactory evidence, known to be the manager of Land Title Co that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument.

In Witness Whereof I have hereunto set my hand and affixed my official seal this day and year first above written. Given under my hand and official seal this 10th day of August, 2015.

(x) Sharon R. Anthony
Notary Public in and for the State of Washington
Residing in Mount Vernon
My appointment expires 9-6-2017



State of Washington
County of _____

On this ___ day of _____, 20___, before me personally appeared _____, known to me or proven to me on the basis of satisfactory evidence, known to be the _____ of _____ that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument.

In Witness Whereof I have hereunto set my hand and affixed my official seal this day and year first above written. Given under my hand and official seal this _____ day of _____, 20_____.

(x) _____

Notary Public in and for the State of Washington
Residing in _____
My appointment expires _____