

AFTER RECORDING RETURN TO:



201509220105

Skagit County Auditor
9/22/2015 Page 1 of 5 1:25PM \$149.00

DECLARATION OF CANCELLATION OF RECONVEYANCE AND REINSTATEMENT OF DEED OF TRUST

135945-0

WHEREAS, on August 21, 2015, the undersigned James Tod Schols, who also appears of record as Tod James Schols, and Teri Ann Schols, were the owners of all the following described real property:

See attached Schedule "A-1"

PN W¹/₂ 35-36-3 & B1K1, Plat of Bow.

P48681

and as particularly described in that certain Deed of Trust dated March 23, 2010, executed by James Tod Schols and Teri Ann Schols, as Grantors, to Land Title Company of Skagit County, as Trustee, in favor of Skagit State Bank, now known as Skagit Bank, to secure an indebtedness of \$200,000.00, and recorded March 30, 2010.

WHEREAS, on August 21, 2015, there was recorded in the Office of the County Auditor of Skagit County, Washington Full Reconveyance, under Auditor's File No. 201508210040, executed by the Trustee under said Deed of Trust, 201003300020, 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, James Tod Schols and Teri Ann Schols, the undersigned, in consideration of the premises herein recited, does hereby declare that certain Full Reconveyance recorded August 21, 2015, under Auditor's File No. ~~20150821040~~ records of Skagit County, Washington, is absolutely null and void and of no force and effect, and that the lien of that certain Deed of Trust recorded under Auditor's File No. 201003300020, records of Skagit County, Washington, is hereby reinstated as a lien upon the above described property, with full force and effect 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. 201508210040, records of Skagit County, Washington, had never been issued and recorded.

* 201508210040

IN WITNESS WHEREOF, said Skagit Bank, has caused its name and seal to be affixed hereto by its duly authorized officers this 18th day of September, 2015.

James Tod Schols
GRANTOR
Teri Ann Schols
GRANTOR

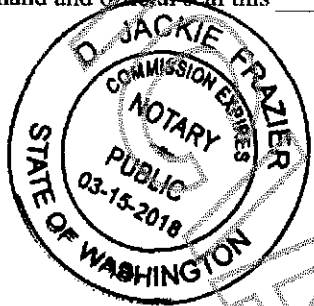
Skagit Bank
BENEFICIARY Teri Miller, ASP
Rebecca Houser
BY:

Land Title and Escrow Company
TRUSTEE [Signature]

UNRECORDED

STATE OF _____ }
 } ss.
COUNTY OF _____ }

On this day, personally appeared before me James Tod Schols and Teri Ann Schols, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned. GIVEN under my hand and official seal this 18th day of September, 2015.



D. Jackie Frazier
Notary Public in and for the State of Washington
Residing at: Bow
My Appointment Expires 3-15-2018

STATE OF _____ }
 } ss.
COUNTY OF _____ }

I hereby certify that I know or have satisfactory evidence that Debbie Houser is the individual who appeared before me, and said individual acknowledged that he/she signed this instrument, on oath state that he/she is authorized to execute the instrument and acknowledged it as the Loan Specialist of Skagit Bank, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED this _____ day of September, 2015.

Notary Public in and for the State of Washington
Residing at: _____
My Appointment Expires _____

STATE OF _____ }
 } ss.
COUNTY OF _____ }

On this 22nd day of September, 2015, before me, the undersigned, a Notary public in and for the State of Washington, duly commissioned and sworn, personally appeared Lori Miller and Debbie Houser to me known to be the ~~President~~ and ~~Secretary~~ respectively, of 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 are authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation. Witness my hand and official seal hereto affixed the day and year first above written.



Sherry Peach
Notary Public in and for the State of Washington
Residing at: Burlington
My commission expires 6-1-19

ACKNOWLEDGMENT

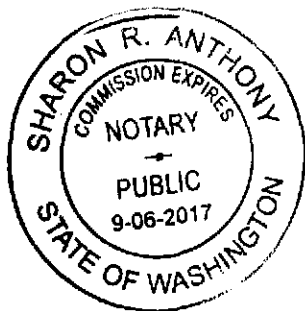
ATTACHED TO and made a part
of

STATE OF WASHINGTON }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Eldon Brown
signed this instrument, on oath stated that he is authorized to
execute the instrument and acknowledged it as the manager
of Land Title and Escrow Co. of Skagit to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument. County

Dated: September 22, 2013 Sharon R. Anthony

Notary Public in and for the State of WASHINGTON
Residing at Mount Vernon
My appointment expires: 9-6-2017



UNOFFICIAL DOCUMENT

DESCRIPTION:

All of Block 1, "PLAT OF BOW, SKAGIT CO. WN.," as per plat recorded in Volume 3 of Plats, page 40, records of Skagit County, Washington.

ALSO, that portion of the West ½ of Section 35, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the West ¼ corner of said Section 35;
thence North 0°05'15" West along the West line of the Northwest ¼ of said Section, 709.57 feet to the Easterly line of the Great Northern Railway right of way and the true point of beginning;
thence continue North 0°05'15" West 624.03 feet to the Northwest corner of the Southwest ¼ of the Northwest ¼ of said Section;
thence North 88°38'32" East along the North line of said Southwest ¼ of the Northwest ¼, 781.75 feet;
thence South 8°09'25" East 423.39 feet;
thence South 21°04'41" East 1,843.08 feet;
thence South 14°24'06" East 497.80 feet to the South line of the Northeast ¼ of the Southwest ¼ of said Section 35;
thence South 88°31'10" West along the South line of said Northeast ¼ of the Southwest ¼, 278.70 feet to the East line of Brady Street, as shown on the "PLAT OF BOW, SKAGIT CO. WN.," as per plat recorded in Volume 3 of Plats, page 40, records of Skagit County, Washington;
thence North 0°39'15" West along the East line of Brady Street, 50.0 feet to the Northeast corner of said "PLAT OF BOW, SKAGIT CO. WN.,";
thence South 88°31'10" West along the North line of the "PLAT OF BOW, SKAGIT CO. WN.," to the Easterly line of the Great Northern Railway right of way line;
thence North 26°08' West along said right of way line, 2,167.40 feet to the true point of beginning.

EXCEPTING THEREFROM, the following described Tracts 1 and 2:

Tract 1:

That portion of the Northwest ¼ of the Southwest ¼ of Section 35, Township 36 North, Range 3 East, W.M., and that portion of Block 1, "PLAT OF BOW, SKAGIT CO. WN.," as per plat recorded in Volume 3 of Plats, page 40, records of Skagit County, Washington, all of which is more particularly described as follows:

Beginning at the Southwest corner of said Section 35;
thence North 0°49'00" West along the West line of said Section 35, 741.28 feet to the centerline of Bow Street as shown on said plat;
thence North 66°51'00" East along said centerline, 1,266.96 feet;
thence North 24°49'00" West 25.01 feet to an intersection with the Northwesterly margin of said Bow Street, said intersection being the true point of beginning;
thence continue North 24°49'00" West 118.22 feet;
thence North 62°18'54" East 167.70 feet;

DESCRIPTION CONTINUED:

Tract 1 continued:

thence South $28^{\circ}24'37''$ East 75.91 feet to an intersection with the West line of the East 30 feet of said Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;
thence South $0^{\circ}58'19''$ East along said West line and the West line of the East 30 feet of the Southwest $\frac{1}{4}$ of said Southwest $\frac{1}{4}$, 60.44 feet to said Northwesterly margin of Bow Street;
thence South $66^{\circ}51'00''$ West along said margin 147.55 feet to the true point of beginning,

EXCEPT that portion thereof shown as alley on said "PLAT OF BOW, SKAGIT CO. WN."

Tract 2:

That portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 35, Township 36 North, Range 3 East, W.M., more particularly described as follows:

Beginning at the West $\frac{1}{4}$ corner of said Section 35;
thence North $0^{\circ}05'15''$ West along the West line of the Northwest $\frac{1}{4}$ of said Section, 709.57 feet to the Easterly line of the Great Northern Railway right of way and the true point of beginning;
thence continue North $0^{\circ}05'15''$ West 624.03 feet to the Northwest corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section;
thence North $88^{\circ}38'32''$ East along the North line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 781.75 feet;
thence South $8^{\circ}09'25''$ East 423.39 feet;
thence South $21^{\circ}04'41''$ East 75 feet, more or less, to the centerline of an existing drainage ditch;
thence Southwesterly to the point of beginning.

Situate in the County of Skagit, State of Washington.