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09/24/2020 01:53 PM Pages: 1 of 2 Fees: \$104.50
Skagit County Auditor

When recorded return to:

Montreaux Community Association
C/o Acorn Properties Management
32800 SR 20, Suite 2
Oak Harbor, WA 98277

RELEASE OF DECLARATION OF COVENANT

Reference No. of Document Affected: 201504130050
Grantor: Landed Gentry Custom Home Group, LLC, a Washington Limited Liability Company
Grantee: Landed Gentry Custom Home Group, LLC, a Washington Limited Liability Company
Abbreviated Legal: Lot 20 "Plat of Montreaux Phase 1" as per Plat recorded under
Auditor's File No. 200707230124, Records of Skagit County, Washington.
Tax Parcel No.: P126413

This Release of Declaration of Covenant is made this 14TH day of ~~August~~ ^{September}, 2020, by and between Landed Gentry Custom Home Group, LLC, a Washington Limited Liability Company, (Grantor), and Landed Gentry Custom Home Group, LLC, a Washington Limited Liability Company (Grantee), for the purpose of memorializing the desire and intent to release and extinguish that certain Declaration of Covenant affecting a lot within "Plat of Montreaux Phase 1", Skagit County, Washington.

RECITALS

Whereas, Landed Gentry Custom Home Group, LLC, a Washington Limited Liability Company, (hereafter Landed Gentry) was the record owner of Lot 20 within Plat of Montreaux Phase 1" as per Plat recorded on July 23, 2007 under Auditor's File No. 200707230124, Records of Skagit County, Washington.

Whereas, Landed Gentry executed that certain document titled "Declaration of Covenant" recorded April 13, 2015 under Skagit County Auditor's File No. 201504130050 in anticipation of acquiring title to property adjacent to said Plat of Montreaux, Phase 1.

Whereas, Landed Gentry did not consummate the purchase of the abutting parcel contemplated in the Declaration of Covenants.

Whereas, In order to clear the title to the properties described in the Declaration of Covenant referred to herein, Landed Gentry executes this release

RELEASE

Now Therefore, in consideration of Mutual Covenants, and the intended benefit of the Release and Extinguishment of the Easement Deed, the parties hereto agree as follows:

1. **Release of Declaration of Covenant** - Landed Gentry hereby releases, extinguishes, terminates and surrenders any and all rights afforded by the covenants created by that certain document titled "Declaration of Covenant" recorded April 13, 2015 under Skagit County Auditor's File No. 201504130050 intending to clear title to all parcels identified therein.
2. **Binding Upon Successors and Assigns** - This Release of Easement Deed is intended to cease and terminate any right or responsibility of any party named in that document, its successors and assigns.
3. **Entire Agreement / No Consideration** This agreement constitutes the entire agreement between the parties hereto. It incorporates and supersedes any and all prior agreements and negotiations. Other than Mutual Benefits no consideration has passed between the parties
4. **Counterparts** - This agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one in the same instrument.

In Witness Whereof, the parties hereto have executed this agreement on the date first written above.

Landed Gentry Custom Home Group, LLC,
a Washington Limited Liability Company

By BRIAN D. GENTRY
Title MANAGER

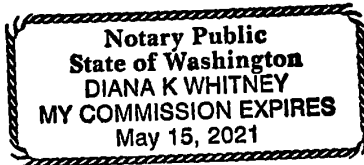
STATE OF WASHINGTON

SS

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that BRIAN D. GENTRY is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she is authorized to execute the instrument and acknowledge it as the managing member of Landed Gentry Custom Home Group, LLC, a Washington Limited Liability Company, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: SEPTEMBER 14th, 2020



Diana K. Whitney
Notary name printed or typed: DIANA K. WHITNEY
Notary Public in and for the State of Washington
Residing at Bow, WA
My appointment expires: MAY 15th, 2021