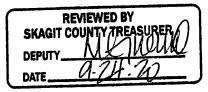
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09/24/2020 01:53 PM Pages: 1 of 2 Fees: \$104.50 Skagit County Auditor

When recorded return to:

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



RELEASE OF EASEMENT DEED

Document Title: Release of Easement Deed

Reference No. of Document Affected: 201402210089

Grantor: Landed Gentry Custom Home Group, a Washington Limited Liability Company Grantee: Landed Gentry Custom Home Group, a Washington Limited Liability Company Abbreviated Legal: Tracts 907 "Plat of Montreaux Phase 1" as per Plat recorded under

Auditor's File No. 200707230124, Records of Skagit County, Washington.

Tax Parcel No.: P126479

This Release of Easement Deed is made this day of August, 2020, by and between Landed Gentry Custom Home Group, a Washington Limited Liability Company, (Grantor), and Landed Gentry Custom Home Group, a Washington Limited Liability Company (Grantee), for the purpose of memorializing the desire and intent to release and extinguish that certain Easement Deed affecting a Tract within "Plat of Montreaux Phase 1", Skagit County, Washington.

RECITALS

Whereas, Landed Gentry Custom Home Group, a Washington Limited Liability Company, hereinafter, Landed Gentry) was the record owner of Lots 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 "Easement Deed" recorded February 21, 2014 under Skagit County Auditor's File No. 201402210089 to establish a right of access in favor of that entity to access property that was adjacent to said Plat of Montreaux, Phase 1.

Whereas, Landed Gentry did not consummate the purchase of the abutting parcel to be accessed by said easement deed.

Whereas, In order to clear the title to the properties described in the Easement Deed referred to herein, Landed Gentry executes this release

Release of Easement

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:

- Release of Easement Landed Gentry hereby releases, extinguishes, terminates and surrenders any and all easement rights created by that certain document titled "Easement Deed" recorded February 21, 2014 under Skagit County Auditor's File No. 201402210089 intending to clear title to all parcels identified therein.
- Binding Upon Successors and Assigns This Release of Easement Deed is intended to cease
 and terminate any right of either party, its successors and assigns, to enter upon any of the
 property identified in that original recording referred to above.
- 3. <u>Entire Agreement / No Consideration</u> 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. <u>Counterparts</u> 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 a Washington Limited Liability Company

By Beinv D. Gewall?

Title Manna General Company

SS

STATE OF WASHINGTON

COUNTY OF **SKAGIT**

I certify that I know or have satisfactory evidence that BRIAND. GENTEX 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, 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

Notary Public
State of Washington
DIANA K WHITNEY
MY COMMISSION EXPIRES
May 15, 2021

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 151, 2021

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