



201509210001

AFTER RECORDING RETURN TO:

Skagit County Auditor

\$147.00

9/21/2015 Page

1 of

3 8:54AM

Land Title and Escrow

Burlington

DECLARATION OF CANCELLATION OF RECONVEYANCE AND REINSTATEMENT OF DEED OF TRUST

m-20720

WHEREAS, on August 21, 2015, the undersigned David H. Rytand and Mary R. Rytand, Trustees of The David and Mary Rytand Living Trust under the provisions of a trust agreement dated September 2, 2008, were the owners of all the following described real property:

Lot 32, "Rancho San Juan del Mar, Subdivision No. 2," as per plat recorded in Volume 5 of Plats, page 30, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Land Title and Escrow

PH 68271

and as particularly described in that certain Deed of Trust dated June 6, 2012, executed by David H. Rytand and Mary R. Rytand, Trustees of The David and Mary Rytand Living Trust, 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 \$400,000.00, and recorded June 11, 2012.


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. 201508210055, executed by the Trustee under said Deed of Trust, 201206110090, 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.


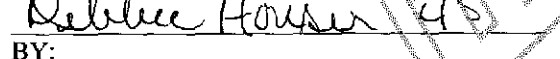
NOW, THEREFORE, David H. Rytand and Mary R. Rytand, the undersigned, in consideration of the premises herein recited, does hereby declare that certain Full Reconveyance recorded August 21, 2015, under Auditor's File No. 201508210055, records of Skagit County, Washington, is absolutely null and void and of no force and effect, and that the lien of that certain Deed of Trust recorded under Auditor's File No. 201206110090, 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. 201508210055, records of Skagit County, Washington, had never been issued and recorded.

IN WITNESS WHEREOF, said Skagit Bank, has caused its name and seal to be affixed hereto by its duly authorized officers this 15th day of September. 2015.


David H. Rytand, Trustee of The David and
Mary Rytand Living Trust


Mary R. Rytand, Trustee of The David and
Mary Rytand Living Trust

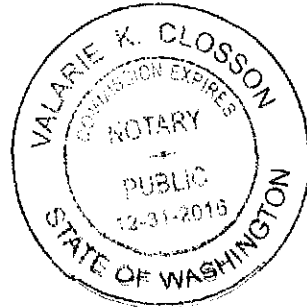
Skagit Bank
BENEFICIARY



BY:

Land Title and Escrow Co of Skagit Co.
TRUSTEE



STATE OF Washington }
COUNTY OF Skagit } ss.



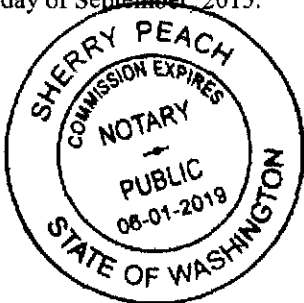
On this day personally appeared before me David H. Rytand and Mary R. Rytand, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned. GIVEN under my hand and official seal this 15th day of September, 2015.

Valarie K. Closson
Notary Public in and for the State of Washington
Residing at: Anacortes
My Appointment Expires 12-31-16

STATE OF Washington }
COUNTY OF Skagit } ss.

I hereby certify that I know or have satisfactory evidence that Debbie House is the individual who appeared before me, and said individual acknowledged that they signed this instrument, on oath state that they are authorized to execute the instrument and acknowledged it as the Grantors of the Deed of Trust, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED this 16th day of September, 2015.

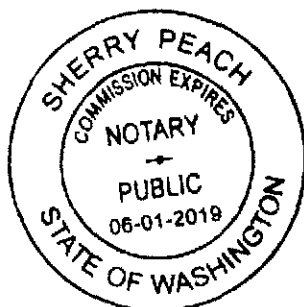


Sherry Peach
Notary Public in and for the State of Washington
Residing at: Burlington
My Appointment Expires 6-1-19

STATE OF Washington }
COUNTY OF Skagit } ss.

On this 18th 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 House to me known to be the ~~President AVP & Loan Specialist~~ 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 Co
of Skagit County to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: 9-21-15 Sharon R. Anthony

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

