



201703030034

Skagit County Auditor
3/3/2017 Page

1 of 3
\$76.00
3 10:58AM

AFTER RECORDING MAIL TO:

Name Robert H. Ruby

Address 1710 E Kincaid Street

City, State, Zip Mount Vernon, WA 98274

Filed for Record at Request of:

CHICAGO TITLE CO.
500049858

Short Form
DEED OF TRUST

THIS DEED OF TRUST, made this 27th day of February, 2017
LANDED GENTRY DEVELOPMENT, INC., a Washington Corporation
whose address is **504 E Fairhaven Ave., Burlington, WA 98233**
Chicago Title
whose address is **3002 Colby Ave, Suite 200, Everett, WA 98201**
Robert H. Ruby, a single man
whose address is **1710 E Kincaid, Mount Vernon, WA 98274**

, between
, as GRANTOR(S),
, and
, as TRUSTEE,
, and
, as BENEFICIARY,

Grantor(s) hereby irrevocably grants, bargains, sells, and conveys to Trustee in trust, with power of sale, the following described property in Skagit County, Washington:

TRACT Z-2 AKA FUTURE DEVELOPMENT OF SKAGIT HIGHLANDS DIVISION V PHASE 2, RECORDED UNDER AF#200801170047, LOCATED IN LEVY CODE 0933 LOCATED IN SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST; BEING A PORTION OF THE SW 1/4 OF SW 1/4 SECTION 14, SE 1/4 AND SW 1/4 OF SE 1/4 SECTION 15, NE 1/4 AND NW 1/4 OF NE 1/4 SECTION 22 AND NW 1/4 OF NW 1/4 SECTION 23, ALL IN TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

Assessor's Property Tax Parcel/Account Number: 127358/4948-000-999-1800

TOGETHER WITH all the tenements hereditaments and appurtenances, now or hereafter thereunto belonging or in anywise appertaining, and the rents, issues, and profits thereof and all other property or rights of any kind or nature whatsoever further set forth in the Master Form Deed of Trust hereinafter referred to, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

THIS DEED IS FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of Grantor(s) incorporated by reference or contained herein and payment of the sum of **Four Hundred Fifty Thousand DOLLARS (\$450,000.00)** with interest thereon according to the terms of a promissory note of even date herewith, payable to Beneficiary or order and made by Grantor(s); all renewals, modifications or extensions thereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantor(s), or any of his/her/their successors or assigns, together with interest thereon at such rate as shall be agreed upon.

By executing and delivering this Deed of Trust and the Note secured hereby, the parties agree that all provisions of Paragraphs 1 through 35 inclusive of the Master Form Deed of Trust hereinafter referred to, except such paragraphs as are specifically excluded or modified herein, are hereby incorporated herein by reference and made an integral part hereof for all purposes the same as if set forth herein at length, and the Grantor(s) hereby makes said covenants and agrees to fully perform all of said provisions. The Master Form Deed of Trust above referred to was recorded on the twenty-fifth (25th) day of July, 1968, in the Official Records of the offices of the County Auditors of the following counties in Washington in the book, and at the page designated after the name of each county, to-wit:

COUNTY	BOOK OR VOL.	PAGE NO.	AUDITOR'S	COUNTY	BOOK OR VOL.	PAGE NO.	AUDITOR'S
Adams	2 of Record. Instr.	513-16	122987	Lewis	7 of Official Rec.	839-842	725562
Asotin	Microfilmed under Auditor's No.		101896	Lincoln	107 of Mortgages	776-779	316596
Benton	241 of Official Rec.	695A-C	592931	Mason	Reel 48	Frame 835-838	236038
Blaine	688 of Official Rec.	1682-1685	681844	Okanogan	121 of Mortgages	517-519A	560658
Chelan	315 of Official Rec.	195-198	383176	Pacific	213 of Official Rec.	649-652	55707
Clallam	Aud. Microfilm No.	702859-702862	G-519253	Pend Oreille	27 of Mtgs.	8-11	126854
Clark	49 of Deeds	198-201	F 3115	Pierce	1254 of Mtgs.	707-710	2250799
Columbia	747 of Official Rec.	234-237	675475	San Juan	28 of Mtgs.	459-462	69282
Cowlitz	125 of Mortgages	120-123	151893	Skagit	19 of Official Rec.	80-83	716277
Douglas	28 of Deeds	413-416	153150	Skamania	47 of Mtgs.	41-44	70197
Ferry	11 of Official Rec.	138-141	309636	Snohomish	233 of Official Rec.	540-543	2043549
Franklin	Microfilmed under Auditor's No.		13044	Spokane	14 of Official Rec.	1048-1051	376267C
Garfield	44 of Rec. Doc.	373-376	538241	Stevens	109 of Mtgs.	394-397	390635
Grant	21 of General	31-34	207544	Thurston	454 of Official Rec.	731-734	785350
Grays Harbor	181 of Official Rec.	710-713	211628	Wankiatum	17 of Mortgages	89-92	24732
Island	4 of Official Rec.	316-319	196853	Walla Walla	308 of Mtgs.	711-714	495721
Jefferson	3690 of Mtgs.	436-439	6382309	Whatcom	82 of Official Rec.	855-858	1047522
King	929 of Official Rec.	480-483	934770	Whitman	1 of Misc.	291-294	382282
Kitsap	171 of Mortgages	361-364	348693	Yakima	712 of Official Rec.	147-150	2170555
Klickitat	101 of Mortgages	107-110	131095				

A copy of such Master Form Deed of Trust is hereby furnished to the person executing this Deed of Trust and by executing this Deed of Trust the Grantor(s) acknowledges receipt of such Master Form Deed of Trust.

The property which is the subject of this Deed of Trust is not used principally or primarily for agriculture or farming purposes.

The undersigned Grantor(s) requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at the address hereinbefore set forth.

WITNESS the hand(s) and seal(s) of the Grantor(s) on the day and year first above written.

By _____ By _____
 By Brian D. Gentry, Resident
 By _____ By _____
 By _____ By _____

STATE OF _____)
)-ss
 COUNTY OF _____)

I certify that I know or have satisfactory evidence that _____
 (is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and
 acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the state of _____
 My appointment expires: _____

STATE OF WASHINGTON
 COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that **Brian Gentry**
 is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is
 authorized to execute the instrument and acknowledged it as the **President** of
Landed Gentry Development, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in this
 instrument.

Dated: FEBRUARY 22ND, 2017

Diana K. Whitney
 Notary Public in and for the state of WASHINGTON
 My appointment expires: 15 MAY 2017



REQUEST FOR FULL RECONVEYANCE

To be used only when all obligations have been paid under the note and this Deed of Trust.

TO: TRUSTEE

The undersigned is the legal owner and holder of the note and all other indebtedness secured by the within Deed of Trust. Said note, together with all other indebtedness secured by said Deed of Trust, has been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel said note above mentioned, and all other evidences of indebtedness secured by said Deed of Trust delivered to you herewith, together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you thereunder.

Dated: _____

By _____

By _____

By _____

By _____

Mail reconveyance to _____

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures. Both must be delivered to the Trustee before cancellation will be made.