



201709080001

Skagit County Auditor

\$150.00

9/8/2017 Page

1 of

2 8:53AM

When Recorded Mail To:

PEOPLES BANK - Mortgage
PO Box 233
Lynden, WA 98264

**DECLARATION OF CANCELLATION OF PARTIAL RECONVEYANCE AND
W471718G REINSTATEMENT OF DEED OF TRUST**

Whereas, on 09/05/2017, Trustee Services, Inc. was the successor trustee of the Deed of Trust described below:

Original Borrower:

DALE WOLTERS AND AMY WOLTERS, HUSBAND AND WIFE

Original Trustee:

LAND TITLE OF SKAGIT COUNTY

Original Beneficiary:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS), AS DESIGNATED
NOMINEE FOR PEOPLES BANK, BENEFICIARY OF THE SECURITY INSTRUMENT,
ITS SUCCESSORS AND ASSIGNS

Dated : 12/01/2014

Recorded : 12/05/2014

Auditor's F/#: 201412050033

Book / Reel : N/A

Page : N/A

Re-Recorded :

Auditor's F/#:

Book / Reel :

Page :

Filed for record in SKAGIT County, State of WASHINGTON

Legal Description:

ABBREVIATED LEGAL DESCRIPTION:

PTN OF SE 1/4 OF SW 1/4 OF SEC 24, T36N, R4E

SEE ATTACHED FOR FULL LEGAL DESCRIPTION

Tax ID Number: PTN P49811 / 360424-0-010-0004

Whereas, Trustee Services, Inc. executed and recorded in said County, a Partial Reconveyance under said Deed of Trust, purporting to reconvey from the force and effect of said Deed of Trust the above described real property. The Partial Reconveyance was recorded on 09/05/2017 under Auditors No. 201709050058

Whereas, said Partial 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 correct the record title of the land covered by said Deed of Trust by causing said Deed of Trust to be reinstated as a valid lien upon the hereinabove described real property.

Therefore, Trustee Services, Inc., the undersigned, in consideration of the premises herein recited, does declare that certain Partial Reconveyance referenced above, to be null and void, and of no force and effect and that the lien of that certain Deed of Trust referenced above, is hereby declared to be 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 Partial Reconveyance had never been issued and recorded.

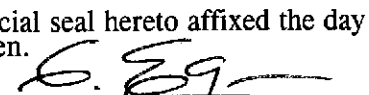
In Witness Whereof said Trustee Services, Inc. has caused its name and seal to be affixed hereto by its duly authorized officers on Sep 6, 2017

TRUSTEE SERVICES, INC


Daniel W. Ormerod, President

On Sep 6, 2017, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Daniel W. Ormerod to me known to be the President 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 state that he/she is authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.


Notary Public in and for the State of Washington
Residing in Silverdale, WA

**NOTARY PUBLIC
STATE OF WASHINGTON
GARY W ENRIQUEZ
COMMISSION EXPIRES 10-27-2021**

LEGAL DESCRIPTION

TSI # W474718G

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 24, Township 36 North, Range 4 East, W.M., described as follows:

BEGINNING at the Southwest corner of the Southwest 1/4 of said Section 24, (Southwest Section corner);

Thence South $87^{\circ}56'50''$ East along the South line of said Southwest 1/4 for a distance of 1,641.96 feet, more or less, to the Southerly projection of the Easterly right-of-way margin of Upper Samish Road;

Thence North $0^{\circ}10'59''$ East along said Easterly line for a distance of 870.57 feet, more or less, to the Southwest corner of that certain parcel conveyed to David W. Bryson and Diane Bryson, husband and wife, by Quit Claim Deed recorded under Skagit County Auditor's File No. 200103070094 and being the TRUE POINT OF BEGINNING;

Thence South $87^{\circ}56'30''$ East along the South line of said Bryson parcel for a distance of 223.45 feet, more or less, to the Southeast corner thereof;

Thence North $0^{\circ}14'09''$ East along the East line of said Bryson parcel for a distance of 310.00 feet, more or less, to the Northeast corner thereof, also being the Southwest corner of that certain parcel conveyed to Cody Corfe by Quit Claim Deed recorded under Skagit County Auditor's File No. 2014072901113;

Thence South $87^{\circ}56'30''$ East along the South line of said Corfe parcel parallel with the North line of said Southeast 1/4 of the Southwest 1/4 for a distance of 35.00 feet;

Thence South $0^{\circ}36'05''$ West for a distance of 357.12 feet;

Thence North $87^{\circ}56'30''$ West for a distance of 267.00 feet, more or less, to said Easterly margin of Upper Samish Road at a point bearing South $0^{\circ}10'59''$ West from the TRUE POINT OF BEGINNING;

Thence North $0^{\circ}10'59''$ East along said Easterly margin for a distance of 40.02 feet, more or less, to the TRUE POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.