

WHEN RECORDED RETURN TO:
Curtis, Casteel and Palmer, PLLC
3400 188th Street Southwest Suite 565
Lynnwood, WA 98037


201806210053
06/21/2018 01:29 PM Pages: 1 of 2 Fees: \$200.00
Skagit County Auditor

CHICAGO TITLE

DECLARATION OF CANCELLATION OF RECONVEYANCE AND REINSTATEMENT OF DEED OF TRUST

Whereas, on 03/28/2018, the undersigned Chicago Title Company of Washington, was the trustee of all of the following described real property:

Lots 12 and 15 of the Plat of Pressentin Ranch as recorded on Aug. 9, 2004 under auditors file no. 200408090115, records of Skagit County, Washington together with an easement for ingress, egress and utilities as delineated on the face of the plat and

Lots 34 and 35, block D, and Lots 17-20 Block G, Cape Horn on the Skagit, according to the plat thereof, recorded in Vol. 8 of plats, pages 92 – 97, records of Skagit County, Washington, and

Lots 46 and 47, block G and lots 23 and 24, block 1, Cape Horn on the Skagit, Div No. 2, according to the plat thereof recorded in Vol. 9 of plats, pages 14-19, records of Skagit County, Washington.

P121846/P63002/P63127/P63254/P121849/P63125/P63302/P63255/P63001/P63126/P63303

and as particularly described in that certain deed of trust dated 07/02/2015, executed by Maddox Family LLC, as Grantor, to Chicago Title Ins. Company, as Trustee, in favor of David B. and Erin L. Johnson to secure an indebtedness, as recorded 07/09/2015 under Auditor's File Number 201507090034, records of Skagit County, Washington; and

Whereas, on 03/28/2018 there was recorded in the Office of the County Auditor of Skagit County, Washington, a Reconveyance under Auditor's File Number 201803280082 executed by the Trustee under said deed of trust, purporting to reconvey from the force and effect of said deed of trust the above described real property; and

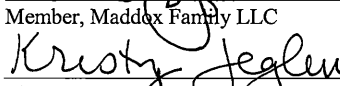
Whereas, said Reconveyance was recorded through error, inadvertence, and mistake, which recording was wholly contrary to the contemplation and intention of the parties to said deed of trust; and

Whereas, it is now the desire and intent of the parties to correct the record title of the land covered by said above referenced deed of trust by causing said deed of trust to be reinstated as a valid lien upon the above described real property.

Therefore, the undersigned, in consideration of the premises herein recited, does hereby declare that certain Reconveyance recorded 03/28/2018 under Auditor's File Number 201803280082 records of Skagit County, Washington, is null and void, and of no force and effect and that the lien of that certain deed of trust recorded under Auditor's File Number 201507090034, records of Skagit County, Washington, 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 Reconveyance recorded under Auditor's File Number 201803280082 records of Skagit, County, Washington had never been issued and recorded.

Dated this 12th day of June, 2018



Member, Maddox Family LLC


Chicago Title Company of Washington

6/18/18

Date
6/20/18

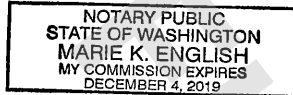
Date

STATE OF WASHINGTON)

ss.

COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that David B. Johnson is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as member of Maddox Family LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

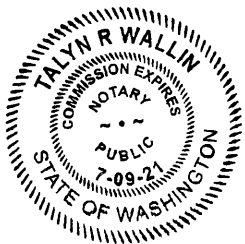
Dated: June 18, 2018Marie K English
Notary PublicPrinted Name: Marie K English
My appointment expires: Dec 4, 2019

STATE OF WASHINGTON)

ss.

COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that Kristy Jeglum is the person who appeared before me, and said person acknowledged that She signed this instrument, on oath stated that She was authorized to execute the instrument and acknowledged it as Assist Vice President of Chicago Title Company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6/20/2018Taly R Wallin
Notary PublicPrinted Name: TALYN R. WALLIN
My appointment expires: 7-09-2021