



**PIONEER NATIONAL
TITLE INSURANCE**

A TICOR COMPANY

Filed for Record at Request of

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REQUEST OF
TICOR TITLE INSURANCE
221 Riverside Drive, Mount Vernon, WA

THIS SPACE PROVIDED FOR RECORDING USE

Name Skagit State Bank

Address P.O. Box 285

City and State Burlington, Washington

PNTI File No H-73594

8505150046

DEED OF TRUST

THIS DEED OF TRUST made this 23rd day of April

1985

between Richard L. Swihart and Betty L. Swihart, husband and wife

Grantor

whose address is 914 Maple Street, Sedro Woolley, Wa 98284

PIONEER NATIONAL TITLE INSURANCE COMPANY a corporation Trustee whose address is 221 Riverside Drive,
Mount Vernon, Washington 98273 and Skagit State Bank, a Washington Corporation

Beneficiary whose address is P.O. Box 285, 301 Fairhaven Avenue, Burlington, Washington 98233

WITNESSETH Grantor hereby bargains, sells and conveys to Trustee in Trust with power of sale, the following described real
property in Skagit County Washington

The South 130 feet of the North 260 feet of the West 314.15 feet of Tract
17, Sedro Acreage, as per plat recorded in Volume 3 of Plats, at page 35,
records of Skagit County; Situate in the County of Skagit, State of
Washington.

which real property is not used principally for agricultural or farming purposes, together with all tenements, hereditaments and
appurtenances now or hereafter thereunto belonging or in any wise appertaining and the rents, issues and profits thereof

This deed is for the purpose of securing performance of each agreement of grantor herein contained and payment of the sum of
Forty Thousand Eight Hundred Seventy Three and 60/100ths
(\$40,873.60) with interest in accordance with the terms of a promissory
note of even date herewith payable to Beneficiary or order, and made by Grantor, and all renewals, modifications and extensions there-
of, and also such further sums as may be advanced or loaned by Beneficiary to Grantor or any of their successors or assigns, together
with interest thereon at such rate as shall be agreed upon

To protect the security of this Deed of Trust, Grantor covenants and agrees

1 To keep the property in good condition and repair, to permit no waste thereof, to complete any building, structure or im-
provement being built or about to be built thereon, to restore promptly any building, structure or improvement thereon which may be
damaged or destroyed, and to comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the
property

2 To pay before delinquent all lawful taxes and assessments upon the property, to keep the property free and clear of all other
charges, liens or encumbrances impairing the security of this Deed of Trust

3 To keep all buildings now or hereafter erected on the property, described herein continuously insured against loss by fire or
other hazards in an amount not less than the total debt secured by this Deed of Trust. All policies shall be held by the Beneficiary,
and be in such companies as the Beneficiary may approve and have loss payable first to the Beneficiary as its interest may appear
and then to the Grantor. The amount collected under any insurance policy may be applied upon any indebtedness hereby secured in
such order as the Beneficiary shall determine. Such application by the Beneficiary shall not cause discontinuance of any proceedings
to foreclose this Deed of Trust. In the event of foreclosure, all rights of the Grantor in insurance policies then in force shall pass to
the purchaser at the foreclosure sale.

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4 To defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee, and to pay all costs and expenses, including cost of title search and attorney's fees in a reasonable amount, in any such action or proceeding, and in any suit brought by Beneficiary to foreclose this Deed of Trust

5 To pay all costs, fees and expenses in connection with this Deed of Trust, including the expenses of the Trustee incurred in enforcing the obligation secured hereby and Trustee's and attorney's fees actually incurred, as provided by statute

6 Should Grantor fail to pay when due any taxes, assessments, insurance premiums, liens, encumbrances or other charges against the property hereinabove described, Beneficiary may pay the same, and the amount so paid, with interest at the rate set forth in the note secured hereby, shall be added to and become a part of the debt secured in this Deed of Trust

IT IS MUTUALLY AGREED THAT

1 In the event any portion of the property is taken or damaged in an eminent domain proceeding, the entire amount of the award or such portion thereof as may be necessary to fully satisfy the obligation secured hereby shall be paid to Beneficiary to be applied to said obligation

2 By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive its right to require prompt payment when due of all other sums so secured or to declare default for failure to so pay

3 The Trustees shall reconvey all or any part of the property covered by this Deed of Trust to the person entitled thereto on written request of the Grantor and the Beneficiary, or upon satisfaction of the obligation secured and written request for reconveyance made by the Beneficiary or the person entitled thereto

4 Upon default by Grantor in the payment of any indebtedness secured hereby or in the performance of any agreement contained herein, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In such event and upon written request of Beneficiary, Trustee or its authorized agent shall sell the trust property, in accordance with the Deed of Trust Act of the State of Washington, at public auction to the highest bidder. Any person except Trustee may bid at Trustee's sale. Trustee shall apply the proceeds of the sale as follows: (1) to the expense of sale, including a reasonable Trustee's fee and attorney's fee; (2) to the obligation secured by this Deed of Trust; (3) the surplus, if any, shall be deposited with the clerk of the superior court of the county in which the sale took place to be distributed in accordance with RCW 61.24.080.

5 Trustee shall deliver to the purchaser at the sale its deed, without warranty, which shall convey to the purchaser the interest in the property which Grantor had or had the power to convey at the time of his execution of this Deed of Trust, and such as he may have acquired thereafter. Trustee's deed shall recite the facts showing that the sale was conducted in compliance with all the requirements of law and of this Deed of Trust, which recital shall be prima facie evidence of such compliance and conclusive evidence thereof in favor of bona fide purchasers and encumbrances for value.

6 The power of sale conferred by this Deed of Trust and by the Deed of Trust Act of the State of Washington is not an exclusive remedy; Beneficiary may cause this Deed of Trust to be foreclosed as a mortgage.

7 In the event, of the death, incapacity or disability or resignation of Trustee, Beneficiary shall appoint in writing a successor trustee, and upon the recording of such appointment in the mortgage records of the county in which this Deed of Trust is recorded, the successor trustee shall be vested with all powers of the original trustee. The trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Grantor, Trustee or Beneficiary shall be a party unless such action or proceeding is brought by the Trustee.

8 This Deed of Trust applies to, inures to the benefit of, and is binding not only on the parties hereto, but on their heirs, devisees, legatees, administrators, executors, successors and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not named as Beneficiary herein.

Richard L. Swihart
Betty L. Swihart

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF WASHINGTON
COUNTY OF SKagit

On this day personally appeared before me
Richard L. & Betty L.

Swihart

to me known to be the individual described in and
who executed the within 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
23rd day of APRIL 1985

Notary Public in and for the State of
Washington residing at Burlington

STATE OF WASHINGTON
COUNTY OF

On this day of 19
before me the undersigned Notary Public in and for the State of Washing-
ton, duly commissioned and sworn personally appeared

and

to me known to be the President 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 corpora-
tion for the uses and purposes therein mentioned and on oath stated

that authorized to execute the said instrument and
that the seal affixed is the corporate seal of said corporation

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 at

REQUEST FOR FULL RECONVEYANCE

Do not record. To be used only when note has been paid

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 re-
quested 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 convey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now
held by you thereunder.

Dated 19

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Mail reconveyance to
POT 11/11/85 7/01

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