

TICOR TITLE INSURANCE

Loan No. 109720474

8803300034

SHORT FORM

DEED OF TRUST

After recording, mail to:

Valley Bank
P.O. Box 839
Mount Vernon, WA 98273

THIS DEED OF TRUST is made this 25th day of March, 19 88 BETWEEN
Mary L. Johnson, whose name is also shown of record as Mary Johnson,
as her separate estate as Grantor,
whose address is 401 First Street, Mount Vernon, WA 98273
and Ticor Title Insurance Company. as Trustee,
whose address is 221 Riverside Drive, Mount Vernon, WA 98273-
and VALLEY BANK as Beneficiary, whose address is P.O. Box 839
Mount Vernon, WA 98273

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

Lot "A" Supplemental plat and survey of block four of Mount Vernon, according to the plat recorded in volume 3 of plats, page 32, records of Skagit County, Washington, except that portion thereof conveyed to the town of Mount Vernon by deed recorded December 28, 1901 in volume 46 of deeds, page 1.

Situated in the County of Skagit, State of Washington.

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 incorporated by reference or contained herein and payment of the sum of Seven Thousand Five Hundred Seven and No/100's DOLLARS (\$ 7,570.00) with interest thereon according to the terms of a promissory note(s), dated March 25, 1988

herewith, payable to Beneficiary or order and made by Grantor; all renewals, modifications or extensions thereof; and also such further sums as may be advanced or loaned by Beneficiary to Grantor, or any of their successors or assigns, howsoever created, arising or evidenced, whether direct or indirect, absolute or contingent, or now or hereafter due, owing or existing.

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 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 File No.	County	Book or Vol.	Page No.	Auditor's File No.
Adams	2 of Record. Instr.	513-516	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
Chelan	688 of Official Rec.	1682-1685	681844	Okanogan	121 of Mortgages	517-519A	560658
Clallam	315 of Official Rec.	195-198	383176	Pacific	213 of Official Rec.	649-652	55707
Clark	Aud. Microfilm No.	702859-702862	G-519253	Pend Oreille	27 of Mtgs.	8-11	126854
Columbia	49 of Deeds	198-201	F 3115	Pierce	1254 of Mtgs.	707-710	2250799
Cowlitz	747 of Official Rec.	234-237	675475	San Juan	28 of Mtgs.	459-462	69282
Douglas	125 of Mortgages	120-123	151893	Skagit	19 of Official Rec.	80-83	716277
Ferry	28 of Deeds	413-416	153150	Skamania	47 of Mtgs.	41-44	70197
Franklin	11 of Official Rec.	138-141	309636	Snohomish	233 of Official Rec.	540-543	2043549
Garfield	Microfilmed Under Auditor's No.		13044	Spokane	14 of Official Rec.	1048-1051	376267C
Grant	44 of Rec. Doc.	373-376	538241	Stevens	109 of Mtgs.	394-397	390635
Grays Harbor	21 of General	31-34	207544	Thurston	454 of Official Rec.	731-734	785350
Island	181 of Official Rec.	710-713	211628	Wahkiakum	17 of Mortgages	89-92	24732
Jefferson	4 of Official Rec.	316-319	196853	Walla Walla	308 of Mtgs.	711-714	495721
King	5690 of Mtgs.	436-439	6382309	Whatcom	82 of Official Rec.	855-858	1047522
Kitsap	929 of Official Rec.	480-483	934770	Whitman	1 of Misc.	291-294	382282
Kittitas	111 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 acknowledges receipt of such Master Form Deed of Trust.

SPECIAL PROVISION

As grantor, I understand the loan, secured by this deed of trust on real property, is personal to me and that my personal responsibility and occupancy and/or control of such real property is a material inducement to beneficiary to make said loan. If title to said property shall pass from me by deed or otherwise, or said property shall be sold on contract, or if the property shall be vacated by me, then such change in title or occupancy shall be deemed to increase the risk of beneficiary and beneficiary, its successors or assigns may declare the entire balance immediately due and payable, or at its sole option it may consent to said change in title or occupancy and may increase the interest rate of said loan not to exceed two per cent per annum to compensate for such increased risk. Such increase in interest shall entitle the beneficiary or its assigns to increase monthly payments on the loan so as to retire the obligation within the original stipulated time.

The Grantor further covenants and agrees as follows:

1. That any mortgage(s), deed(s) of trust, real estate contract(s), lease(s), or other lien(s), to which the property is subject, is valid and existing, there has been no breach of the terms thereof by any of the parties thereto, and Grantor will keep and perform Grantor's obligations under any such instruments and save Beneficiary harmless from the consequences of any failure to do so. Grantor will not enter into or permit any amendment or modification of any such mortgage, deed of trust, real estate contract, lease, or other lien, or surrender possession under any such lease, or enter into or permit any further advancement or loan of funds under any such mortgage, deed of trust or real estate contract, without the prior written consent of Beneficiary.

2. Grantor hereby assigns, transfers, and sets over to Beneficiary all monies now due or to become due to the Grantor, as vendor under any real estate contract with respect to said property, and constitutes and appoints Beneficiary its true, lawful and irrevocable attorney to demand, receive and enforce payments and to give receipts, releases, satisfactions for and to sue for all monies hereby assigned, either in the name of the Grantor or in the name of the Beneficiary and at Grantor's sole cost and expense.

3. The Beneficiary is hereby granted the right to inform all prior mortgagees, beneficiaries, vendors, lessors and lien holders of the existence of this instrument and the right to request prior mortgagees, beneficiaries, vendors, lessors and other lien holders for notification in the event of default on said mortgage(s), deed(s) of trust, contract(s), leases(s) and other lien(s).

4. To duly and punctually pay the principal and interest upon any indebtedness secured hereby and will perform each and every covenant and condition herein. Upon any default on the part of the Grantor in payment of principal and/or interest when due or in keeping and performing any other of the covenants and agreements herein contained, the whole of the principal, interest and all other sums secured hereby, shall, at the Beneficiary's election, become immediately due and payable, without notice, and in such event, the Beneficiary may immediately cause this Deed of Trust to be foreclosed in the manner provided by law. In addition, whether or not foreclosure is instituted, the Beneficiary may perform any obligations which the Grantor has failed to fulfill hereunder, and all expenditures made by the Beneficiary in so doing shall draw interest at the rate set forth in the note secured hereby and shall be repayable by the Grantor to the Beneficiary and together with interest and costs accruing thereon, shall be secured by this instrument. If the Beneficiary herein makes payment on the prior mortgage(s), deed(s) of trust, contract(s), lease(s) and other lien(s) pursuant to this covenant, the Beneficiary may at the Beneficiary's option be subrogated to the rights of the prior mortgage(s), deed(s) of trust, contract(s), lease(s) and other lien(s) to the extent of payments so made; and the subrogation rights so acquired by the Beneficiary herein shall be fully recognized or at the option of the Beneficiary the payments so made may be tacked to the balance due under the note for which this instrument is security and at the option of the Beneficiary become immediately due and payable.

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

The undersigned Grantor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to the Grantor 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.

Mary L. Johnson

ACKNOWLEDGEMENT BY INDIVIDUAL

STATE OF WASHINGTON)

COUNTY OF Skagit) ss.

On this 25th day of March, A.D., 19 1988, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Mary L. Johnson

to me known to be the individual, or individuals, described in and who executed the within and foregoing instrument, and acknowledged to me that s/he signed and sealed the said instrument as her free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

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

ACKNOWLEDGEMENT BY CORPORATION

STATE OF WASHINGTON)

COUNTY OF) ss.

On this day of , A.D., 19 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared to me known to be the

President and Secretary, respectively, of the corporation that executed the within and 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 he was authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

8803300034

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