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Filed for Record at Request of

RETURN TO:
Name TRANS WEST DEVELOPMENT, INC.
ATTENTION: ERNEST REAMER
Address P. O. BOX 533
City and State TORRANCE, CALIFORNIA 90508

THIS SPACE PROVIDED FOR RECORDER'S USE:

JERRY MOHRE
SKAGIT COUNTY

90 MAY 31 P 3:43

RECORDING REQUEST BY

TICOR TITLE INSURANCE

9005310C83

H-77698 WHH

DEED OF TRUST

(For Use in the State of Washington Only)

THIS DEED OF TRUST, made this 30TH day of MAY, 19 90,

between RONNY TULL AND SALLY TULL, HUSBAND AND WIFE, Grantor,

whose address is 4012 PINE STREET, SEDRO-WOOLLEY, WA 98284

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA, a corporation, Trustee, whose address is 2221 RIVERSIDE DRIVE, MOUNT VERNON, WASHINGTON 98273, and TRANS WEST DEVELOPMENT, INC., A CALIFORNIA CORPORATION,

Beneficiary whose address is P. O. BOX 533, TORRANCE, CALIFORNIA 90508

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

property in SKAGIT

County, Washington:

LOTS 31 AND 32, BLOCK "O", "CAPE HORN ON THE SKAGIT, DIVISION NO. 2", ACCORDING TO THE PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 14 THROUGH 19 INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT CERTAIN 1973 GLENBROOK MOBILE HOME, BODY TYPE 56/14, BEARING IDENTIFICATION NO. S127, WHICH SHALL NOT BE SEVERED OR REMOVED THEREFROM.

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 FIFTEEN THOUSAND AND NO/100

Dollars (\$ 15,000.00) 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 thereof, 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 improvement 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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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.

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.

~~_____~~ (Seal)
IRONNY TULL

~~_____~~ (Seal)
SALLY TULL

GIVEN under my hand and official seal this
30TH day of MAY, 1990
William H. Handstad
Notary Public in and for the State of Washington,
residing at MOUNT VERNON
My appointment expires on 12-10-93

Notary Public in and for the State of Washington, residing at
 My appointment expires on

Dated....., 19.....

9005310083

Mail reconveyance to.