



FIRST AMERICAN TITLE OF SKAGIT COUNTY

P.O. Box 1667
1301-B Riverside Dr.
Mt. Vernon, WA 98273

ORIGINAL

This space provided for recorder's use:

RECORDED
REQUEST OF

92 JUL 31 14:01

JERRY MAINTUNE
SKAGIT COUNTY RECORDER

Filed for Record at Request of

Name ~~GREGG J. PARKER~~

Address ~~2555 HIGHWAY 20~~

City and State ~~SEDRO-WOOLLEY, WA 98284~~

Order # 33535

9207310197

DEED OF TRUST

(For Use in the State of Washington Only)

THIS DEED OF TRUST, made this 29th day of July, 1992, between

RICHARD E. TABER and CHERYL A. TABER, husband and wife, grantor(s)
whose address is 2551 HIGHWAY 20, SEDRO-WOOLLEY, WA 98284

and FIRST AMERICAN TITLE INSURANCE COMPANY, a California Corporation, Trustee, whose address is P.O. Box 1667, 1301-B
Riverside Dr., Mt. Vernon, WA 98273

GREGG J. PARKER and ANNETTE L. PARKER, husband and wife,
beneficiary,
whose address is 2555 Highway 20, SEDRO-WOOLLEY, WA 98284

WITNESSETH: Grantor hereby bargains, sells and conveys to Trustee in Trust, with power of sale, the following
described real estate, situated in the County of SKAGIT, State of Washington:

See Attached Exhibit 'A'

The Grantors herein agree that in the event any portion of the
premises herein conveyed is sold or assigned, any sums due and
owing to the Beneficiary herein under the terms of this Deed of
Trust and the Note secured hereby will become immediately due
and payable, at the option of the beneficiary.

Grantor agrees to forward to Beneficiary a copy of all
insurance policies issued each anniversary year on subject
property.

1ST AM

which real property is not used principally for agricultural or farming purposes, together with all the 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 FIFTY SEVEN THOUSAND TWO HUNDRED AND 00/100 (\$57,200.00), DOLLARS, 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.

Continued on page 2

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EX 101 PG 0433

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33535-2
FIRST AMERICAN TITLE CO.



FIRST AMERICAN TITLE OF SKAGIT COUNTY

P.O. Box 1667
1301-B Riverside Dr.
Mt. Vernon, WA 98273

ORIGINAL

This space provided for recorder's use:

RECORDED
REQUEST OF

92 JUL 31 4:01

JERRY HEINTZ
SKAGIT COUNTY ARCHIVE

Filed for Record at Request of *Return to Escrow for Karyjuna*

Name ~~GREGG J. PARKER~~

Address ~~2555 HIGHWAY 20~~

City and State ~~SEDRO-WOLLEY, WA 98284~~

Order # 33535
9207310197

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and FIRST AMERICAN TITLE INSURANCE COMPANY, a California Corporation, Trustee, whose address is P.O. Box 1667, 1301-B
Riverside Dr., Mt. Vernon, WA 98273

GREGG J. PARKER and ANNETTE L. PARKER, husband and wife,
beneficiary,
whose address is 2555 Highway 20, SEDRO-WOLLEY, WA 98284

WITNESSETH: Grantor hereby bargains, sells and conveys to Trustee in Trust, with power of sale, the following described real estate, situated in the County of SKAGIT, State of Washington:

See Attached Exhibit 'A'

The Grantors herein agree that in the event any portion of the premises herein conveyed is sold or assigned, any sums due and owing to the Beneficiary herein under the terms of this Deed of Trust and the Note secured hereby will become immediately due and payable, at the option of the beneficiary.

Grantor agrees to forward to Beneficiary a copy of all insurance policies issued each anniversary year on subject property.

1ST AM

which real property is not used principally for agricultural or farming purposes, together with all the 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 FIFTY SEVEN THOUSAND TWO HUNDRED AND 00/100 (\$57,200.00), DOLLAR with the terms of a promissory note of even date herewith, payable to Beneficiary or or all renewals, modifications and extensions thereof, and also such further sums as may ary to Grantor, or any of their successors or assigns, together with interest thereon at

"A" page over

- To protect the security of this Deed of Trust, Grantor covenants and agree
1. To keep the property in good condition and repair; to permit no wast or improvement being built or about to be built thereon; to restore thereon which may be damaged or destroyed; and to comply with conditions and restrictions affecting the property.
 2. To pay before delinquent all lawful taxes and assessments upon the p all other charges, liens or encumbrances impairing the security of this deed or 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.

Continued on page 2

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33535-d
FIRST AMERICAN TITLE CO.

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 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 Trustee 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 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 the 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 distributed to the persons entitled thereto.
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 purchaser and encumbrancers 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, disability or resignation of Trustee, Beneficiary may appoint in writing a successor trustee, and upon 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 and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not named as Beneficiary herein.

Dated 7/30/92, 1992Richard E. Taber
Richard E. TaberCheryl A. Taber
Cheryl A. Taber

9207310197

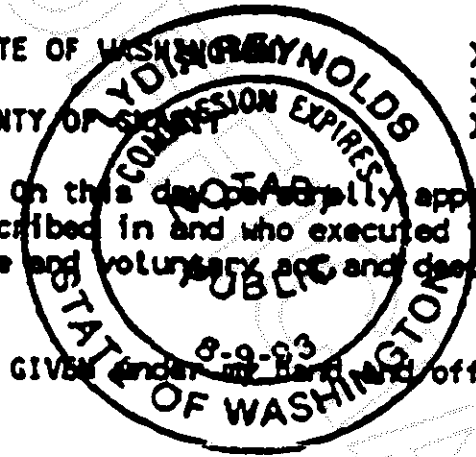
Continued on page 3

Blk 1101 pg 433-A

0805 1992

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STATE OF WASHINGTON)
COUNTY OF SPOKANE) ss.



On this day personally appeared before me Richard E. Taber, Cheryl A. Taber to me known to be the individual(s) described in and who executed the within and 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 30th of July 1992
Richard Reynolds
Notary public in and for the
State of WASHINGTON
Residing at Mt. Vernon
Commission expires AUGUST 9, 1993
(Date)

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 requested 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 reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you thereunder.

Dated _____

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures. Both must be delivered to the Trustee for cancellation before reconveyance will be made.

LPB-22

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EXHIBIT 'A'

That portion of the Southwest 1/4 of the Southeast 1/4, Section 10, Township 35 North, Range 5 East, W.M., lying North of the North line of State Highway 20 (formely State Highway No. 17-A) and Southwesterly of the Center of "thread" of Coal Creek; EXCEPT mineral rights as reserved in deed recorded in Volume 187 of Deeds, page 555.

1ST AM

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EK1101PG0435

ALTER RECORDING RETURN TO
FIRST AMERICAN TITLE CO
3019 COLEY AVE
EVERETT, WA 98201

7437

4/2/10
Ces

FULFILLMENT WARRANTY DEED

RERECORD TO ADD LEGAL

9207310198

9207240197

THE GRANTOR S, ALBERT W. FREDLUND and JANICE W. FREDLUND, husband and wife,

for and in consideration of One Hundred Seventy Five Thousand Five Hundred----- Dollars

(§ 175,500.00) in hand paid, convey and warrant to BERNARD O. TUENGEL and JO ANNE TUENGEL, husband and wife, and FREDERICK D. TUENGEL and TRUDIE J. TUENGEL, husband and wife,

the following described real estate, situated in the County of Skagit, State of Washington:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, BY THIS REFERENCE MADE A PART HEREOF.

SEE ATTACHED EXHIBIT "B" FOR EASEMENTS AND RESERVATIONS, BY THIS REFERENCE MADE A PART HEREOF.

This deed is given in fulfillment of that certain real estate contract between the parties hereto dated January 28, 1977, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments, or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real estate sales tax was paid on this sale on January 31, 1977, receipt number 343.

FIRST AMERICAN TITLE CO. 35818

RECORDED - FILED
JERRY MCINTURFF
SKAGIT COUNTY CLERK

92 JUL 24 P3:27

RECORDED - FILED

REQUESTED

JUL 31 1992

Dated this 28th day of January

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

343
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JAN 31 1977

Amount Paid \$ 1,755.00
Mel Halgren, Co. Treas.
By S. Schiller Deputy

, A. D. 1977.

Albert W. Fredlund (SEAL)

Janice W. Fredlund (SEAL)

1ST AM

STATE OF WASHINGTON,
COUNTY OF Skagit

ss.

On this day personally appeared before me Albert W. Fredlund and Janice W. Fredlund

to me known to be the individual sdescribed in and who executed the within and 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 28th day of January, 1977.

9207240197

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John H. Ward
Notary Public in and for the State of Washington,
residing at Sedro Woolley.

JOHN H. WARD
ATTORNEY AT LAW
P. O. BOX 208

SEDR0-WOOLLEY, WASHINGTON 98284

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