

FARMERS HOME ADMINISTRATION
1011 E. MAIN STREET
SUITE 306
PUYALLUP, WA 98372

9209030034

T-68512 LAND TITLE COMPANY OF EXASIT COUNTY
USDA-FHMA

REAL ESTATE DEED OF TRUST FOR WASHINGTON
(Multi-Family Housing)

This DEED OF TRUST is made and entered into by and between the persons listed below:

1. Borrower: [Name] of [County], Washington, as grantor, hereinafter called "Borrower," and the Farmers Home Administration, United States Department of Agriculture, acting through the State Director of the Farmers Home Administration for the State of Washington, whose post office address is Room 510 Federal Office Building, 601 Yakima Street, P.O. Box 2407, Wenatchee, Washington 98091, as trustee, hereinafter called "Trustee," and the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, as servicer, hereinafter called the "Government," and:
2. Acceleration: Borrower is indebted to the Government as evidenced by one or more promissory note(s) or assumption agreement(s), hereinafter called "Note," which has been executed by Borrower, is payable to the order of the Government, authorized acceleration of the debt indebtedness at the option of the Government upon any default by Borrower, and is described as follows:

Date of Instrument	Principal Amount	Annual Rate of Interest	Due Date of Final Installment
Sept. 2, 1992	\$717,000.00	6.00%	Sept. 2, 2022

The note is subject to assignment to Borrower, and the Borrower, and the Government, at any time, may assign the note and insure the payment thereof pursuant to Title 12 of the Housing Act of 1940, or any other statutes administered by the Farmers Home Administration.

It is the purpose and intent of this instrument that, among other things, at all times when the note is held by the Government, or in the event the Government should assign this instrument without insurance of the note, this instrument shall secure payment of the note; but when the note is held by an insured lender, this instrument shall not secure payment of the note or attach to the debt evidenced thereby, but as to the note and such debt shall constitute an indemnity deed of trust to secure the Government against loss under its insurance contract by reason of any default by Borrower.

And this instrument also secure the recapture of any interest credit of subsidy which may be granted the Borrower by the Government pursuant to 42 U.S.C. 5914(b)(3).

NOW, THEREFORE, in consideration of the loans, Borrower conveys and warrants to Trustee the following described property situated in the State of Washington, County(ies) of [County], which said described real property is not used principally for agricultural or farming purposes:

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Legal Description

That part of the Southeast 1/4 of the Southeast 1/4 of Section 17, Township 14 North, Range 4 East, N.M., described as follows:

beginning at the Southwest corner of Lot 17, 188-A-1A MAPA (H.R. 401114), as per plat recorded in Volume 10 of Plats, page 42, records of Skagit County, Washington;

thence North 89° 15' 00" East, 174 feet to the true point of beginning of this description; thence Northwesterly to a point on the Southwestern line of North Viewmont Drive (as shown on said Plat) which point lies 60 feet Southwesterly from the Southeast corner of said Lot 17 when measured along the Southwestern line of said North Viewmont Drive;

thence Southeast along said Southwestern line a distance of 100 feet, more or less, to the Northwest corner of Lot 14, 188-A-1A MAPA (H.R. 401114), as per plat recorded in Volume 10 of Plats, page 42, records of Skagit County, Washington;

thence South along the West line of said Lot 14 and along the West line of Lot 1 of said Plat to the North line of Elm Street;

thence West along the North line of Elm Street to the East line of 18th Street;

thence North along the East line of 18th Street, a distance of 101 feet, more or less, to a point 174 feet South of the Southwest corner of Lot 17, 188-A-1A MAPA (H.R. 401114), as per plat recorded in Volume 10 of Plats, page 42, records of Skagit County, Washington;

thence East parallel to the South line of said Lot 17, a distance of 67.50 feet;

thence North to the true point of beginning.

to be located in the County of Skagit, State of Washington.

together with all rights including the rights to mining products, gravel, oil, gas, coal or other minerals, interests, easements, leased tenements and appurtenances thereunto belonging, the rents, issues, and profits thereof and revenues and income therefrom, subject to the right of the Government to collect and apply the same as provided in Covenant (24) thereof, all improvements and personal property now or later attached thereto or reasonably necessary to the use thereof, including, but not limited to ranges, refrigerators, clothes washers, clothes driers, or carpeting purchased or financed in whole or in part with loan funds, all water, water rights and water stock pertaining thereto, and all payments at any time owing to Borrower by virtue of any sale, lease, transfer, conveyance, or condemnation of any part thereof or interest therein, all of which are herein called "the property";

TO HAVE AND TO HOLD the property unto Trustee, Trustee's successors, grantees and assigns forever;

IN TRUST, NEVERTHELESS, in all at all times when the note is held by the Government, or in the event the Government should assign this instrument without insurance of the payment of the note, to secure prompt payment of the note and any renewals and extensions thereof and any agreements contained therein, including any provision for the payment of an insurance or other charge, in all at all times when the note is held by an insured holder, to secure performance of borrower's agreement herein to indemnify and save harmless the Government against loss under its insurance endorsement by reason of any default by Borrower, and, in any event and at all times to secure the prompt payment of all advances and expenditures made by the Government with interest, as hereinafter described, and the performance of every covenant and agreement of Borrower contained herein or in supplementary agreement, the provisions of which are hereby incorporated herein and made a part hereof.

ASSIGNOR for Borrower's self, Borrower's heirs, executors, administrators, successors and assigns WARRANTS the property and the title thereto unto Trustee for the benefit of the Government against all claims and demands whatsoever except any liens, encumbrances, easements, reservations, or conveyances specified hereinabove, and COVENANTS AND AGREES as follows:

(1) To pay promptly when due any indebtedness to the Government hereby secured and to indemnify and save harmless the Government against any loss under its insurance of payment of the note by reason of any default by Borrower. At all times when the note is held by an insured holder, Borrower shall continue to make payments on the note to the government, as collection agent for the holder. This covenant of the partners to pay principal and interest is included in the note secured hereby for the purpose of establishing and continuing the existence of the indebtedness. However, it is a condition of said covenant and those contained herein that in the event of default under the terms hereof, the holder shall take no action against the partners personally except such as may be necessary to subject to the satisfaction of the indebtedness the property described herein and any chattels appurtenant to the use thereof, PROVIDED, that nothing in this condition and no action so taken shall operate to impair any obligation of the partners under the Loan Agreement entered into between the partners and the Government.

(2) To pay the Government such fees and other charges as may now or hereafter be required by regulations of the Farmers Home Administration.

(3) If required by the Government to make additional monthly payments of 1/12 of the estimated annual taxes, assessments, insurance premiums and other charges upon the mortgaged premises.

(4) Whether or not the note is insured by the Government, the Government may at any time pay any other amounts required herein to be paid by Borrower and not paid by Borrower when due as well as any costs and expenses for the preservation, protection, or enforcement of this lien, as advances for the account of Borrower. All such advances shall bear interest at the rate borne by the note which has the highest interest rate.

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(18) The proceeds of foreclosure sale shall be applied in the following order to the payment of: (a) costs and expenses incurred in enforcing or complying with the provisions hereof, (b) the debt evidenced by the note and all indebtedness to the Government secured hereby, and (c) any surplus, less the clerk's fee, deposited with the clerk of the superior court of the county where the sale took place. In case the Government is the successful bidder at foreclosure or other sale of all or any part of the property, the Government may pay its share of the purchase price by crediting such amount on any debts of borrower owing to or insured by the Government, in the order prescribed above.

(19) All powers and remedies granted in this instrument are coupled with an interest and are irrevocable by death or otherwise and the rights and remedies provided in this instrument are cumulative to remedies provided by law.

(20) Borrower agrees that the government will not be bound by any present or future State laws, (a) providing for valuation, appraisal, homestead or exemption of the property, (b) prohibiting maintenance of an action for a deficiency judgment or limiting the amount, time or the place within which such action may be brought, (c) prescribing any other statute of limitation, (d) allowing any right of redemption or possession following any foreclosure sale, or (e) limiting the conditions under which the Government may by regulation impose, including the interest rate, it may charge, as a condition of approving a transfer of the property to a new Borrower. Borrower expressly waives the benefit of any such State law. Borrower hereby relinquishes, waives, and conveys all rights, homestead or consummate, if descent, dower, and curtesy.

(21) If any part of the loan for which this instrument is given shall be used to finance the purchase, construction or repair of property to be used as an owner-occupied dwelling (herein called "the dwelling") and if Borrower intends to sell or rent the dwelling and has obtained the Government's consent to do so (a) neither Borrower nor anyone authorized to act for Borrower will, after receipt of a bona fide offer, refuse to negotiate for the sale or rental of the dwelling or will otherwise have unavailable or deny the dwelling to anyone because of race, color, religion, sex or national origin, and (b) Borrower recognizes as illegal and hereby disclaims, and will not comply with or attempt to enforce any restrictive covenants on the dwelling relating to race, color, religion, sex or national origin.

(22) This instrument shall be subject to the present regulations of the Farmers Home Administration, and to its future regulations not inconsistent with the express provision hereof.

(23) Borrower hereby assigns to and consents upon the government the power to collect the rents, issues, profits, and income of the property, reserving to Borrower the right to collect and retain same prior to any default hereunder. The Government may apply said rents and other income on the loan or any indebtedness secured hereby in any order it may determine and without regard to the adequacy of security for same.

(24) Notices given hereunder shall be sent by certified mail, unless otherwise required by law, addressed, unless and until some other address is designated in a notice so given, in the case of the Government to Farmers Home Administration, United States Department of Agriculture, Room 319 Federal Office Building, 301 Yakima Street, P.O. Box 2427, Wenatchee, Washington 98807, and in the case of Borrower to Borrower at the address shown in the Farmers Home Administration Finance Office records (which normally will be the same as the post office address shown above).

(25) Upon full and final payment of all indebtedness hereby secured and the performance and discharge of each and every condition, agreement and obligation, contingent or otherwise, contained herein or secured hereby, but not sooner than the due date of the final installment as stated herein, the Government shall request trustee to execute and deliver to Borrower at Borrower's above post office address a deed of reconveyance of the property within 60 days after written demand by Borrower, and Borrower hereby waives the benefits of all laws requiring earlier execution or delivery of such deed of reconveyance.

(26) If any provision of this instrument or application thereof to any person or circumstances is held invalid, such invalidity will not affect other provisions or applications of the instrument which can be given effect without the invalid provision or application, and to that end the provisions hereof are declared to be severable.

(27) The property described herein was obtained or improved through Federal financial assistance. This property is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the Rehabilitation Act of 1973 and the regulations issued pursuant thereto for as long as the property continues to be used for the same or similar purpose for which financial assistance was extended or for as long as the purchaser owns it, whichever is longer.

(28) This instrument also secures the obligations and covenants of borrower set forth in Borrower's Loan Agreement of June 26, 1992, as amended, which is hereby incorporated herein by reference.

(29) The Borrower and any successors in interest agree to use the housing for the purpose of housing people eligible for occupancy as provided in Section 515 of Title V of the Housing Act of 1949 and FmHA Regulations then extant during the full term of this Deed of Trust. No eligible person occupying the housing will be required to vacate nor any eligible person denied occupancy for housing prior to the close of such period because of a prohibited change in the use of the housing. A tenant may seek enforcement of this provision as well as the Government.

