



**First American Title  
INSURANCE COMPANY**  
OF SKAGIT COUNTY

Filed for Record at Request of:

Name: Grace G. Francis

Address: Rt. 6 Box 1530

City and State: Ellensburg, WA. 98926

Escrow Number: 42082

FIRST AMERICAN TITLE CO. 42082-2

THIS SPACE RESERVED FOR RECORDER'S USE  
JERRY MCINTURFF  
SKAGIT COUNTY AUDITOR

'94 MAR -3 AM 10:40

RECORDED \_\_\_\_\_  
REQLECT OF \_\_\_\_\_

**9403030107**

## DEED OF TRUST

*(For Use in the State of Washington Only)*

THIS DEED OF TRUST, made this 22nd day of February, 1994, between RANDALL C. YOUNG AND JEANINE L. YOUNG, HUSBAND AND WIFE, GRANTOR, whose address is 1600A Dunbar Road, Mt. Vernon, WA. 98273, First American Title Insurance Company, a California Corporation TRUSTEE, whose address is P.O. Box 1667, Mt. Vernon, WA 98273 and GRACE G. FRANCIS, AS HER SEPARATE ESTATE, BENEFICIARY, whose address is Rt. 6 Box 1530, Ellensburg, WA. 98926, WITNESSETH: Grantor hereby bargains, sells and conveys to Trustee in Trust, with power of sale, the following described real property in Skagit County, Washington:

TRACTS 21 AND 22, "MEMORIAL HIGHWAY TRACTS", AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON.

The Promissory Note secured by this Deed of Trust is non-assumable and due and payable in full in the event that Grantor herein conveys, sells, leases, assigns, contracts to convey, sell, lease or assign, grants an option to buy the property or permits a forfeiture or foreclosure or trustee or sheriff's sale of any of the Grantor's interest in this property or the Promissory Note.

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 SIXTY THOUSAND THREE HUNDRED FIFTY AND NO/100THS Dollars (\$60,350.00) 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.

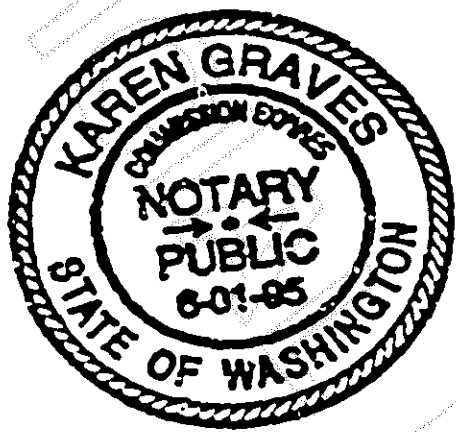
To protect the security of this Deed of Trust, Grantor covenants and agrees:

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.



On this day personally appeared before me Randall C. Young and Jeanine L. Young, to me known to be the individuals 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 20<sup>th</sup> day of February, 1994.



Karen Graves **Karen Graves**  
Notary Public in and for the State of Washington,  
residing at Arlington.

My appointment expires: 6/1/95.

**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 this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_