

WHEN RECORDED RETURN TO:

Name: Mark J. Rosenblum
Address: 2830 Two Union Square, 601 Union Street
City, State, Zip Seattle, Washington 98101

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Chicago Title Insurance Company

701 5th Avenue, Suite 1700, Seattle, Washington 98104

Deed of Trust
Short Form

FIRST AMERICAN TITLE CO.

50607

(For Use in the State of Washington Only)

THIS DEED OF TRUST, made this 29th day of January, 19 97, between
Gregory A. Hall and Lori K. Hall, husband and wife, GRANTOR,

whose address is 2061 Dealo Lane, Mount Vernon, Washington
CHICAGO TITLE INSURANCE COMPANY, a corporation, TRUSTEE, whose address is 1700 Columbia
Center, 701 Fifth Avenue, Seattle, Washington 98104 and

Key Bank of Washington, BENEFICIARY,

whose address is P.O. Box 11500, Tacoma, Washington

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

Washington:

Parcel "B"

Lot 4 of Short Plat No. 523-81, approved October 19, 1981,
and recorded October 22, 1981, in Volume 5 of Short Plats,
page 136, under Auditor's File No. 8110220008, records of
Skagit County, Washington; being a portion of the Southeast
1/4 of the Northeast 1/4 of Section 2, Township 33 North,
Range 4 East W.M.

TOGETHER WITH an easement for ingress, egress and utilities over and across
a strip of land, 60 feet in width, designated as Dealo Lane on the face of
said Short Plat No. 523-81.

Tax Account Number: 3700-005-004-0002

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 see Exhibit "A" attached hereto
and incorporated herein by this reference

Dollars (\$ see Exhibit "A") with interest thereon according to the terms of a promissory note
of even date 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,
together with interest thereon at such rate as shall be agreed upon.

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BK 1625 PG 0242

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:

The undersigned Grantor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at the address hereinbefore set forth.

| COUNTY | BOOK OR VOL. | PAGE NO. | AUDITORS FILE NO. |
|--------------|--------------------------------|---------------|-------------------|
| Adams | 2 of Record. Instr. | 513-16 | 122987 |
| Asotin | Microfilmed Under Auditors No. | | 101896 |
| Benton | 241 of Official Rec. | 695 A-C | 592931 |
| Chelan | 688 of Official Rec | 1682-1685 | 681844 |
| Clallam | 315 of Official Rec. | 195-198 | 383176 |
| Clark | Aud. Microfilm No. | 702859-702862 | G-519253 |
| Columbia | 49 of Deeds | 198-201 | F-3115 |
| Cowlitz | 7 of Official Rec. | 234-237 | 675475 |
| Douglas | 125 of Mtgs. | 120-123 | 151893 |
| Ferry | 28 of Deeds | 413-416 | 153150 |
| Franklin | 11 of Official Rec. | 138-141 | 309636 |
| Garfield | Microfilmed under Auditors No. | | 13044 |
| Grant | 4 of Rec. Doc | 373-376 | 538241 |
| Grays Harbor | 21 of General | 31-34 | 207544 |
| Island | 181 of Official Rec. | 710-713 | 211628 |
| Jefferson | 4 of Official Rec. | 316-319 | 196853 |
| King | 5690 of Mtgs. | 436-439 | 6382309 |
| Kitsap | 929 of Official Rec. | 480-483 | 934770 |
| Kittitas | 111 of Mtgs. | 361-364 | 348693 |
| Klickitat | 101 of Mtgs | 107-110 | 131095 |
| Lewis | 7 of Official Rec. | 839-842 | 725562 |
| Lincoln | 107 of Mortgages | 776-779 | 316596 |
| Mason | Reel 48 | Frame 835-838 | 236038 |
| Okanogan | 121 of Mortgages | 517-519A | 560658 |
| Pacific | 213 of Official Rec. | 649-652 | 55707 |
| Pend Oreille | 27 of Mtgs. | 8-11 | 126854 |
| Pierce | 1254 of Mtgs. | 707-710 | 2250799 |
| San Juan | 28 of Mtgs. | 459-462 | 69282 |
| Skagit | 19 of Official Rec. | 80-83 | 716277 |
| Skamania | 47 of Mtgs. | 41-44 | 70197 |
| Snohomish | 233 of Official Rec | 540-543 | 2043549 |
| Spokane | 14 of Official Rec. | 1048-1051 | 376267C |
| Stevens | 109 of Mtgs. | 394-397 | 390635 |
| Thurston | 454 of Official Rec. | 731-734 | 785350 |
| Wahkiakum | 17 of Mtgs. | 89-92 | 24732 |
| Walla Walla | 308 of Mtgs. | 711-714 | 495721 |
| Whatcom | 82 of Official Rec. | 855-858 | 1047522 |
| Whitman | 1 of Misc. | 291-294 | 382282 |
| Yakima | 712 of Official Rec. | 147-150 | 2170555 |

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.

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

Gregory A. Hall
Gregory A. Hall
Lori K. Hall

STATE OF WASHINGTON)
)
 COUNTY OF King) ss.

On this day personally appeared before me
Gregory A. Hall
 to me known to be the individual described in and who executed
 the within and foregoing instrument, and acknowledged that
Gregory A. Hall signed the same as
Gregory A. Hall free and voluntary act and
 deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this
29th day of November, 1967.

Mark J. Rosenblum
 Notary Public in and for the State of Washington,
 residing at 1150 1st Ave. S.W. Seattle, WA 98148



STATE OF WASHINGTON) ss.
)
 COUNTY OF _____)

On this _____ day of _____, 19____
 before me, the undersigned, a Notary Public in and for the State of
 Washington, duly commissioned and sworn, personally appeared

and _____
 to me known to be the _____ President and _____
 Secretary, respectfully, of _____
 the corporation that executed the 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 _____ authorized to
 execute the said instrument and that the seal affixed is the
 corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day
 and year first above written

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

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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 _____, 19 _____

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BK 1625 PG0244

EXHIBIT "A"

Description of Secured Obligations

This Deed of Trust secures, among other things, the obligations owed to the Beneficiary, Key Bank of Washington ("Key Bank"), under the following documents:

1. A Promissory Note ("Second Note") dated July 25, 1995, executed by Hall Business Systems, Inc. (the "Borrower") in favor of Key Bank in the initial principal amount of \$25,518.89, plus interest, as modified by a First Amendment to Promissory Note ("First Amendment") dated January 29, 1997, executed by the Borrower and Gregory A Hall ("Gregory Hall") and Lori K. Hall ("Lori Hall") in favor of Key Bank, pursuant to which the principal of the Second Note was increased to \$31,003.87. The Second Note as modified by the First Amendment shall hereinafter be referred to as the "Second Note."

2. A Promissory Note ("Additional Note") dated January 29, 1997, executed by the Borrower and Gregory Hall and Lori Hall in favor of Key Bank, in the initial principal amount of \$15,841, plus interest (upon default).

3. Commercial Guaranty agreements (the "Guarantees") dated September 14, 1994, pursuant to which Gregory Hall and Lori Hall guaranteed all the indebtedness of the Borrower to Key Bank, including, without limitation, the indebtedness evidenced by the Second Note and the Additional Note.