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RECORDED FILED
REQUEST OF

Name: Karl Grassl and Agatha Grassl

9705020025

Address: P.O. Box 2675

City and State: Blaine, WA 98231

Tax Account Number: 340429-0-030-0100, 3404-0-033-0004

FIRST AMERICAN TITLE CO.

Escrow #: 49168

Abbreviated Legal: 29.34-4 NW SW

49168

Legal attached as page 4 of said document

**SHORT FORM
DEED OF TRUST**

THIS DEED OF TRUST is made this 9th day of April, 1997, BETWEEN Epstein Family Partnership, a Washington General Partnership, as Grantor, whose address is 8405 SE 53rd Place, Mercer Island, WA 98040; and FIRST AMERICAN TITLE INSURANCE COMPANY, a California Corporation, as Trustee, whose address is P.O. Box 1667, Mt. Vernon, WA 98273; and Karl Grassl and Agatha Grassl, husband and wife, as Beneficiary, whose address is P.O. Box 2676, Blaine, WA 98231.

Grantor hereby irrevocably grants, bargains, sells and conveys to Trustee in trust, with power of sale, the following described property in Skagit County, Washington:

(FOR LEGAL DESCRIPTION, SEE EXHIBIT 'A', ATTACHED HERETO, AND BY THIS REFERENCE MADE A PART HEREOF).

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 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 TWO-HUNDRED THOUSAND AND NO/100THS Dollars (\$200,000.00) 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.

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 agree 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:

COUNTY	BOOK OR VOL.	PAGE NO.	AUDITOR'S FILE NO.
Adams	2 of Records. Instr.	513-16	122987
Asotin	Microfilmed Under Auditor's No.		101896
Benton	241 of Official Records	695A-C	592931
Chelan	688 of Official Records	1682-1685	681844
Clallam	315 of Official Records	195-198	383176
Clark	Aud. Microfilm No.	702859-702862	G-519253
Columbia	49 of Deeds	198-201	F 3115

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Cowlitz	747 of Official Rec.	234-237	675475
Douglas	125 of Mortgages	120-123	151893
Ferry	28 of Deeds	413-416	153150
Franklin	11 of Official Rec.	138-141	309636
Garfield	Microfilmed under Auditor's No.		13044
Grant	44 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 Records	480-483	934770
Kittitas	111 of Mortgages	361-364	348693
Klickitat	101 of Mortgages	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 Records	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 Mortgages	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 Records	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.

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

WITNESS the hand(s) and seal(s) of the Grantor(s) on the day and year first above written.

EPSTEIN FAMILY PARTNERSHIP

By: Edward Epstein
Edward Epstein, Managing Partner

By: ⁴⁰¹ ~~Edward Epstein~~ Edward Epstein
Edward Epstein

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State of Washington

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County of

On this day Edward Epstein, proved to me on the basis of satisfactory evidence to be the person who executed the within instrument on behalf of the partnership and acknowledged to me that the partnership executed it.

GIVEN under my hand and official seal this 27th day of April, 1997.



[Signature]
Notary Public in and for the State of Washington,
residing at [Address]

My appointment expires: Nov 1997

REQUEST FOR FULL RECONVEYANCE

To be used only when all obligations have been paid under the note and this deed of trust.

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 evidence 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____.

Mail Reconveyance to: _____

Exhibit "A"

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

PARCEL A:

That portion of the Northwest 1/4 of the Southwest 1/4 of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of the Pacific Highway, 450 feet North of the South line of said Northwest 1/4 of the Southeast 1/4; thence East, 140 feet to the true point of beginning of this description; thence North, 100 feet; thence East, 24 feet; thence North, 100 feet; thence East, 707.2 feet; thence South, 200 feet; thence West, 731.2 feet, more or less, to the true point of beginning, EXCEPT any portion thereof lying within the boundaries of existing rights-of-way.

TOGETHER WITH an easement for ingress and egress for road purposes with the right of improvement thereof and for the purpose of running proper utilities over, on or through said area, described as follows:

Beginning at a point on the East line of Pacific Highway, 550 feet North of the South line of the Northwest 1/4 of the Southwest 1/4 of said Section 29; thence East, 164 feet; thence North, 16 feet; thence West, 164 feet, more or less, to the East line of said Highway right-of-way; thence South, 16 feet, more or less, to the point of beginning.

PARCEL B:

That portion of the Northwest 1/4 of the Southwest 1/4 of Section 29, Township 34 North, Range 4 East W.M., described as follows:

Beginning at a point on the East line of the Old Pacific Highway 572 feet North of the South line of said Northwest 1/4 of the Southwest 1/4; thence South along the East line of said Highway 22 feet; thence East 164 feet; thence North 100 feet; thence West 45 feet; thence Southwesterly in a straight line a distance of 82 feet, more or less, to a point that is 96 feet East of the point of beginning; thence West 96 feet to the point of beginning.

TOGETHER WITH a non-exclusive easement for purposes of ingress and egress over and across the Easterly 7 feet and the Southerly 10 feet of the following described tract:

Beginning at a point on the East line of the Old Pacific Highway 572 feet North of the South line of said Northwest 1/4 of the Southwest 1/4; thence North along the West line of said Highway 78 feet; thence East 119 feet; thence Southwesterly in a straight line a distance of 82 feet, more or less, to a point 96 feet East of the point of beginning; thence West 96 feet to the point of beginning.

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