

**AFTER RECORDING MAIL TO:**

Donald D. Pearson  
941 Montclair Dr. #44  
Big Bear City, CA 92314



200010030050  
, Skagit County Auditor  
10/3/2000 Page 1 of 5 11:46:37AM

**SHORT FORM  
DEED OF TRUST**

LAND TITLE COMPANY OF SKAGIT COUNTY

Grantor(s): RALPH HANGER and LINDA M. HANGER, husband and wife  
Grantee(s): Beneficiary - DONALD D. PEARSON and SHARON L. PEARSON, husband and wife,  
Trustee - Land Title Company of Skagit County  
Abbreviated Legal: Lot A, MORGAN'S TRACTS, records of Skagit County, WA  
Additional legal(s) on page: 4  
Assessor's Tax Parcel Number(s): 3959-000-016-0106/P67625, 3959-000-016-0700/P113998

THIS DEED OF TRUST, is made this 20th day of September, 2000, between RALPH HANGER and LINDA M. HANGER, husband and wife, as GRANTOR, whose address is 400 W. Gardner Rd., Burlington, WA 98233, and Land Title Company of Skagit County, as TRUSTEE, whose address is P.O. Box 445/111 E. George Hopper Road, Burlington, WA 98233, and DONALD D. PEARSON and SHARON L. PEARSON, husband and wife, as BENEFICIARY, whose address is 20977 Hwy 20, Burlington, WA 98233,

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

See Attached Exhibit "A"

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 rights, 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 EIGHTY THOUSAND AND NO/100 Dollars (\$ 80,000.00) with interest thereon according to the terms of a promissory note of even date herewith, payable to Beneficiary or order and made by Grantor; and all renewals, modifications and extensions thereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantor, or any other 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 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 name of each county, to-wit:

COUNTY	BOOK OR VOL.	PAGE NO.	AUDITOR'S FILE NO.	COUNTY	BOOK OR VOL.	PAGE NO.	AUDITOR'S FILE NO.
Adams	2 of Record. Instr.	513-16	122987	Lewis	7 of Official Rec.	839-842	725562
Asotin	Microfilmed Under Auditor's No.		101896	Lincoln	107 of Mortgages	776-779	316596
Benton	241 of Official Rec.	695A-C	592931	Mason	Reel 48	Fram 835-838	236038
Chelan	688 of Official Rec.	1682-1685	681844	Okanogan	121 of Mortgages	517-519A	560658
Clallam	315 of Official Rec.	195-198	383176	Pacific	213 of Official Rec.	649-652	55707
Clark	Aud. Microfilm No.	702859-702862	G-519253	Pend Oreille	27 of Mtgs.	8-11	126854
Columbia	49 of Deeds	198-201	F-3115	Pierce	1254 of Mtgs.	707-710	2250799
Cowlitz	747 of Official Rec.	234-237	675475	San Juan	28 of Mtgs.	459-462	69282
Douglas	125 of Mortgages	120-123	151893	Skagit	19 of Official Rec.	80-83	716277
Ferry	28 of Deeds	413-416	153150	Skamania	47 of Mtgs.	41-44	70197
Franklin	11 of Official Rec.	138-141	309636	Snohomish	233 of Official Rec.	540-543	2043549
Garfield	Microfilmed Under Auditor's No.		13044	Spokane	14 of Official Rec.	1048-1051	376267C
Grant	44 of Rec. Doc.	373-376	538241	Stevens	109 of Mtgs.	394-397	390635
Grays Harbor	21 of General	31-34	207544	Thurston	454 of Official Rec.	731-734	785350
Island	181 of Official Rec.	710-713	211628	Wahkiakum	17 of Mortgages	89-92	24732
Jefferson	4 of Official Rec.	316-319	196853	Walla Walla	308 of Mtgs.	711-714	495721
King	5690 of Mtgs.	436-439	6382309	Whatcom	82 of Official Rec.	855-858	1047522
Kitsap	929 of Official Rec.	480-483	934770	Whitman	1 of Misc.	291-294	382282
Kittitas	111 of Mortgages	361-364	348693	Yakima	712 of Official Rec.	147-150	2170555
Klickitat	101 of Mortgages	107-110	131095				

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.

This 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 him 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.

Ralph Hanger  
Ralph Hanger  
Linda Hanger  
Linda Hanger

STATE OF WASHINGTON }  
County of SKAGIT } SS:

I certify that I know or have satisfactory evidence that RALPH HANGER and LINDA HANGER is the person s who appeared before me, and said person s acknowledged that they signed this instrument and acknowledged it to be they free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: OCTOBER 3, 2000

Candace M. Taylor  
Candace M. Taylor  
Notary Public in and for the State of WASHINGTON  
Residing at MOUNT VERNON  
My appointment expires: 1/01/2001

#### 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 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 \_\_\_\_\_

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Mail reconveyance to \_\_\_\_\_

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



## EXHIBIT "A"

### PARCEL "A":

That portion of Tract "A", "MORGAN'S TRACTS", as per plat recorded in Volume 6 of Plats, page 11, records of Skagit County, Washington, described as follows:

Beginning at a point on the East line of said Tract "A", 140 feet South of the Northeast corner of said Tract "A";  
thence South to the Southeast corner;  
thence South 60°42' West, 168.61 feet;  
thence North parallel with the East line of said Tract "A" to a point 140 feet South of the North line of said Tract "A";  
thence East to the point of beginning;

EXCEPT mineral rights as reserved by instrument recorded in Volume 49 of Deeds, page 234, under Auditor's File No. 41861, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

### PARCEL "B":

That portion of Tract "A", "MORGAN'S TRACTS", as per plat recorded in Volume 6 of Plats, page 11, records of Skagit County, Washington, described as follows:

Beginning at a point on the North line of the Cascade Highway, which point is South 60°42' West, 168.61 feet from the East line of said Tract "A";  
thence North parallel with said East line to a point 140 feet South of the North line of said Tract "A";  
thence Southwesterly along a straight line to the Northeast corner of a tract deeded to William E. Rogers, Jr., by Deed recorded under Auditor's File No. 444891, records of Skagit County, Washington;  
thence South 88°10' East to the East line of a tract deeded to Ivar Hanson and Hallie Hanson, husband and wife, by Deed recorded under Auditor's File No. 510885, records of Skagit County, Washington;  
thence Southeasterly to a point on the North line of the Cascade Highway which is South 60°42' West, 168.61 feet from the East line of said Tract "A" and the point of beginning;

EXCEPT that portion conveyed by Deed recorded on October 18, 1956, under Auditor's File No. 543029, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



200010030050

, Skagit County Auditor



GBA Form DTR  
Deed of Trust Rider  
Rev. 12/99  
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## DEED OF TRUST RIDER

This Deed of Trust Rider is attached and made a part of that Short Form Deed of Trust (Limited Practice Board Form No. 20) dated September 20, 2000 in which  
Grantor is Ralph Hanger and Linda M. Hanger, husband and wife  
Trustee is Land Title Company of Skagit County  
and Beneficiary is Donald D. Pearson and Sharon L. Pearson, husband & wife

The following modifications to the Master Form Deed of Trust are hereby incorporated:

(1) New Subsection 1(e). The following new Subsection 1(e) is hereby added: "(e) All inventory, equipment, goods, supplies and materials now or hereafter owned by Grantor and located at or on or used in connection with the property, and all present and future accounts, general intangibles, chattel paper, documents, instruments, deposits accounts, money, contract rights, insurance policies, and all proceeds, products, substitutions and accessions therefor and thereto. This Deed of Trust is intended to constitute a security agreement under the Uniform Commercial Code of Washington, and a UCC-2 Fixture Filing."

(2) Section 5. This Section is amended to provide that the amount of late charge shall be five cents (\$0.05) per dollar, but if any different amount is provided in the promissory note, the amount in the promissory note shall control.

(3) Section 25. Subsection 25(c) is amended to read: "(c) the property is sold or transferred without the Holder's consent." The following new subsection 25(e) is also added: "or (e) in one or more transaction, fifty percent (50%) or more of the stock, ownership, or partnership interests in, or the right to control, the Grantor is sold or transferred without the Holder's consent."



200010030050  
Skagit County Auditor

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Initials: BUYER: X R H DATE: \_\_\_\_\_ SELLER: \_\_\_\_\_ DATE: \_\_\_\_\_  
BUYER: X S N DATE: \_\_\_\_\_ SELLER: \_\_\_\_\_ DATE: \_\_\_\_\_