



200012080169

, Skagit County Auditor

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WHEN RECORDED RETURN TO:

Name: Mr & Mrs. Dralle, Ruth I. McMoran, David Christianson
Address: 14961 Beaver Marsh Rd and 1672 Pederson Ln. Mt. Vernon, WA. 98273
City, State, Zip: Mount Vernon, Washington 98273

Island Title Company

Deed of Trust

(For Use in the State of Washington Only)

THIS DEED OF TRUST, made this 8th day of December, 2000, between DUSAN MRAK, GRANTOR,

whose address is 6307 Mt. View Lane Anacortes, WA. 98221

ISLAND TITLE COMPANY, a corporation, TRUSTEE, and

Earl and Janette Dralle, Ruth I McMoran and David Christianson, BENEFICIARY,

whose address is 14961 Beaver Marsh Road and 1672 Pederson Lane Mount Vernon, WA. 98273

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

Washington: 5864 Campbell Lake Road, Anacortes, Wahington 98221 more particularly described in (see attached Legal Description EXHIBIT "A")

S 12 T 34 R 1 G L 5

Tax Account Number: 340112-0-041-0006

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 (\$ 562,000.00)

FIVEHUNDREDANDSIXTYTWOHOUSAND00/100

Dollars

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.
3. To keep all buildings now or hereafter erected on the property described herein continuously insured against loss by fire or other hazards in an amount not less than the total debt secured by this Deed of Trust. All policies shall be held by the Beneficiary, and be in such companies as the Beneficiary may approve and have loss payable first to the Beneficiary, as its interest may appear, and then to the Grantor. The amount collected under any insurance policy may be applied upon any indebtedness hereby secured in such order as the Beneficiary shall determine. Such application by the Beneficiary shall not cause discontinuance of any proceedings to foreclose this Deed of Trust. In the event of foreclosure, all rights of the Grantor in insurance policies then in force shall pass to the purchaser at the foreclosure sale.

EXHIBIT "A"

382 Campbell Lake Road, Anacortes, Washington, more particularly described as follows:

That portion of Government Lot 5 in Section 12, Township 34 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at a point on the South line of the county road as the same existed on November 20, 1950, that is 561 feet West of the East line of the said Section; (said point being on the West line of a tract of land conveyed to Wilkiam H. Halpin by deed recorded in Volume 9 of Deeds, page 19, records of Skagit County, Washington); thence West on the South line of said county road 300 feet to the Northeast corner of a tract of land conveyed to Anton Christenson by deed recorded under Auditor's File No. 52514, records of Skagit County, Washington;

thence South 937 feet, more or less, to the meander line of Lake Campbell;

thence Easterly on the said meander line to a point due South of the point of beginning;

thence North 950 feet, more or less, to the point of beginning;

EXCEPT the East 200 feet thereof;

ALSO EXCEPT that portion conveyed to Skagit County for road purposes by deed recorded September 21, 1954 under Auditor's File No. 506778, records of Skagit County, Washington;

TOGETHER WITH shore lands of the second class as conveyed by the State of Washington, situate in front of, adjacent to and abutting upon said tract.



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