

AFTER RECORDING RETURN TO:

**Dale Shuler
229 Skagit Way
LaConner Wa 98257**



200103090049

, Skagit County Auditor

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DEED OF TRUST

THIS DEED OF TRUST, made this 23rd day of February, 2001, by and between **JOHN W. BINCHUS, an unmarried man**, grantor, whose mailing address is 925 Dunlop Ave. Sedro Woolley WA ; **FIRST AMERICAN TITLE COMPANY OF SKAGIT COUNTY**, as Trustee, whose mailing address is P.O. Box 1667, Mount Vernon, WA 98273; and **DALE SHULER AND MAJEL SHULER, Trustees of THE SHULER FAMILY TRUST**, Beneficiary, whose mailing address is 229 Skagit Way, LaConner, WA 98257. *WITNESSETH:* Grantor hereby bargains, sells and conveys to Trustee in Trust, with power of sale, the following described real property in Skagit County, Washington:

That portion of the SE1/4 of the SE1/4 of Sec 12, Twp 35 N, Rge 4 E as attached on Exhibit A

Subject to restrictions, encumbrances, easements and conditions of record.

Assessor's Property Tax Parcel/Account Number(s): 350412-0-009-0002 P36234

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 TWENTY THOUSAND DOLLARS (\$20,000.00), 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(s) covenant and agree:

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.
4. To defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee, and to pay all costs and expenses, including cost of title search and attorney's fees in a reasonable amount, in any such action or proceeding and in any suit brought by Beneficiary to foreclose this Deed of Trust.
5. To pay all costs, fees and expenses in connection with this Deed of Trust, including the expenses of the Trustee incurred in enforcing the obligation secured hereby and Trustee's and attorney's fees actually incurred, as provided by statute.
6. Should Grantor fail to pay when due any taxes, assessments, insurance premiums, liens, encumbrances or other charges against the property hereinabove described, Beneficiary may pay the same, and the amount so paid, with interest, at the rate set forth in the note secured hereby, shall be added to and become a part of the debt secured in this Deed of Trust.

IT IS MUTUALLY AGREED THAT:

1. In the event any portion of the property is taken or damaged in an eminent domain proceeding, the entire amount of the award or such portion as may be necessary to fully satisfy the obligation secured hereby, shall be paid to Beneficiary to be applied to said obligation.
2. By accepting payment of any such secured hereby after its due date, Beneficiary does not waive its right to require prompt payment when due of all other sums so secured or to declare default for failure to so pay.



3. The Trustee shall reconvey all or any part of the property covered by this Deed of Trust to the person entitled thereto, on written request of the Grantor and the Beneficiary, or upon satisfaction of the obligation secured and written request for reconveyance made by the Beneficiary or the person entitled thereto.
4. Upon default by Grantor in the payment of any indebtedness secured hereby or in the performance of any agreement contained herein, all sums secured hereby shall immediately become due and payable, at the option of the Beneficiary. In such event and upon written request of Beneficiary, Trustee shall sell the trust property in accordance with the Deed of Trust Act of the State of Washington at public auction to the highest bidder. Any person, except Trustee, may bid at Trustee's sale. Trustee shall apply the proceeds of the sale as follows: (1) to the expense of the sale, including a reasonable trustee's fee and attorney's fee; (2) to the obligation secured by this Deed of Trust; (3) the surplus, if any, shall be distributed to the persons entitled thereto.
5. Trustee shall deliver to the purchaser at the sale his deed, without warranty, which shall convey to the purchaser the interest in the property, which Grantor had or had the power to convey at the time of his execution of this Deed of Trust and such as he may have acquired thereafter. Trustee's deed shall recite the facts showing that the sale was conducted in compliance with all the requirements of law and of this Deed of Trust, which recital shall be prima facie evidence of such compliance and conclusive evidence thereof in favor of bona fide purchaser and encumbrances for value.
6. The power of sale conferred by this Deed of Trust and by the Deed of Trust Act of the State of Washington is not an exclusive remedy; Beneficiary may cause this Deed of Trust to be foreclosed as a mortgage.
7. In the event of the death, incapacity, disability, resignation or election of Beneficiary to re-appoint Trustee, Beneficiary may appoint, in writing, a successor trustee, and upon the recording of such appointment in the mortgage records of the county in which this Deed of Trust is recorded, the successor trustee shall be vested with all powers of the original trustee. The trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Grantor, Trustee or Beneficiary shall be a party unless such action or proceeding is brought by the Trustee.
8. This Deed of Trust applies to, inures to the benefit of, and is binding not only on the parties hereto, but on their heirs, devisees, legatees, administrators, executors and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not named as Beneficiary herein.



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Exhibit A

That ptn. of the SE1/4 of the SE1/4 of Section 12, Township 35 North, Range 4 East, lying Westerly of the following described line; Beginning at a point 300 feet west of the northeast corner of the SE1/4 of the SE1/4 of Section 12, Township 35 North, Range 4 East; thence southerly and westerly along the westerly shore of Lake Fascination, formerly Bottomless Lake, and along the west bank of the creek flowing southerly from the south end of said Lake Fascination to a point on the south line of the SE1/4 of said Section 12 which is a distance of 500 feet east of the Southwest corner of said SE1/4 of the SE1/4 of Section 12; Except that portion conveyed to Skagit County by deed recorded under AF# 370126.

Also Together with that portion of the SE1/4 of the SE1/4 of Section 12, Township 35 North, Range 4 East, lying east of the east line of that certain tract conveyed to John Binchus by deed recorded September 14, 1998 under AF# 9809140154 and west of the following described line: Commencing at the northeast corner of the SE1/4 of the SE1/4 of said Section 12; thence south 88 degrees 00' 55" west along the north line thereof, a distance of 66.34 feet to the initial point of this line description; thence south 39 degrees 08' 36" west, a distance of 805.09 feet to the northerly most corner of that certain tract conveyed to James G. and Doris K. Reeder by deed dated April 12, 1971 and recd. Under AF# 867502; thence southerly along the west line of said Reeder tract through the following courses, south 60 degrees 34' 24" west, a distance of 161.73 feet; thence south 32 degrees 46' west, a distance of 41.00 feet; thence south 10 degrees 45' east, a distance of 82.00 feet; thence south 70 degrees 37' west, a distance of 73.00 feet; thence south 37 degrees 29' west, a distance of 121.46 feet; thence south 22 degrees 17' 15" west, a distance of 126.68 feet; thence south 36 degrees 35' 45" west, a distance of 87.56 feet; thence south 51 degrees 23' 38" east, a distance of 48.38 feet; thence south 14 degrees 42' 24" east, a distance of 46.96 feet; thence south 16 degrees 52' 04" east, a distance of 33.62 feet to the northerly right of way line of the County Road and the southwest corner of said Reeder tract and the terminal point of the line description.



200103090049
Skagit County Auditor

John W. Binchus
JOHN W. BINCHUS

STATE OF WASHINGTON)
)SS.
COUNTY OF SKAGIT)

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

SUBSCRIBED AND SWORN TO before me by JOHN W. BINCHUS on this 8 day of March, 2001.

Christina M. Rainey
NOTARY PUBLIC
State of Washington
My commission expires: 12/15/04



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, Skagit County Auditor

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