

Return Address:

WELLS FARGO FINANCIAL WA 1, INC
4152 MERIDIAN ST STE 113
BELLINGHAM, WA 98226

200104110164
Skagit County Auditor
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Document Title: DEED OF TRUST

ISLAND TITLE COMPANY

Reference Number(s): A-20471 ✓

Grantor(s): ROD L. & MELINDA E. DODGE AND MARJEANE M. SPARKS

Trustee: ISLAND TITLE COMPANY

Beneficiary: WELLS FARGO FINANCIAL WA 1, INC

Legal Description, if abbreviated, full legal description is located on the reverse:

LOTS 7 AND 8, BLOCK 804, NORTHERN PACIFIC ADDITION TO ANACORTES,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 9
THROUGH 11, RECORDS OF SKAGIT COUNTY, WASHINGTON.

***MELINDA E. DODGE AND ROD L DODGE, WIFE AND HUSBAND: AND
MARJEANE M. SPARKS, AS HER SEPARATE ESTATE, AS THEIR INTERESTS
situated in the County of SKAGIT, State of Washington. MAY APPEAR***

Assessor's Property Tax Parcel Account Number(s): 3809-804-008-0004

THIS DEED OF TRUST, made this 9 day of APRIL 2001, between
** SEE BELOW ** ABOVE***, Grantor
whose address is C/O WFF 4152 MERIDIAN ST STE 113 BELLINGHAM, WA 98226,
ISLAND TITLE COMPANY, Trustee
whose address is PO BOX 1228 ANACORTES, WA 98221,
WELLS FARGO FINANCIAL WASHINGTON 1, INC, Beneficiary,
whose address is 4152 MERIDIAN ST STE 113 BELLINGHAM, WA 98226,
for the purpose of securing performance of each agreement of grantor herein contained, and payment of the sum
of SEVENTY SIX THOUSAND TWO HUNDRED SIXTY SIX AND 80/100 Dollars (\$76,266.80)
with interest, in accordance with the terms of a promissory note of even date herewith, payable to Beneficiary or
order, and made by Grantor.

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

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; or 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 or cure or waive any default or notice of default or invalidate any act done pursuant to such notice. 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:

2. By accepting payment of any sum 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 for failure to so pay.

4. As additional security, Grantor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Grantor the right, prior to any default by Grantor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

6. Trustee shall deliver to the purchaser at the sale of its 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 purchasers and encumbrancers for value.

8. In the event of the death, incapacity, disability or resignation of 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 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.

Sign here Vicki A. Jones

Sign here Wanda E. Doole

STATE OF WASHINGTON

1 SS.

COUNTY OF SKAGIT

and deed, to the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 9 day of NEW

Notary Public in and for the State of Washington residing at 1414 1st Ave N

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 and said note, together with 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 convey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you thereunder.

Dated _____,

Mail reconveyance to _____



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