

AFTER RECORDING MAIL TO:

Name Gary L. Lohman

Address 1250 E. Fairhaven Avenue

City, State, Zip Burlington, WA 98233

Filed for Record at Request of:



200105080130

, Skagit County Auditor

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DEED OF TRUST

(For use in the state of Washington only)

GRANTOR(S): LaCount

GRANTEE(S): Lohman

TRUSTEE: First American Title

LEGAL DESCRIPTION (abbreviated): Lot(s) 22, of WILDERNESS VILLAGE DIVISION NO. 1, Map Book 10, Map Page 48-50

ASSESSOR'S TAX PARCEL ID#: 4208-000-022-0006

THIS DEED OF TRUST, made this 30th day of April, 01, between WILLIAM LA COUNT and AUBREY LA COUNT, GRANTOR, whose address is 407 ROWLAND ROAD, SEDRO WOOLLEY, WA 98284, First American Title Insurance Company, a corporation, TRUSTEE, whose address is 1301 Riverside Drive, and GARY L. LOHMAN, BENEFICIARY, whose address is ,1250 E. Fairhaven Ave., Burlington, WA 98233 .

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

Tract 22, "WILDERNESS VILLAGE DIVISION NO. 1", as per plat recorded in Volume 10 of Plats, Pages 48, 49 and 50, records of Skagit County, Washington.

Assessor's Property Tax Parcel Account Number(s): 4208-000-022-0006

which real property is not used principally for agricultural or farming purposes, together with all 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 Two Thousand and NO/100ths Dollars (\$2,000.00) 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.

DUE DATE: The entire balance of the promissory note secured by this Deed of Trust, together with any and all interest accrued thereon, shall be due and payable in full on Sale of above referenced property

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.

STATE OF WASHINGTON
COUNTY OF *Skagit*

} ss

I certify that I know or have satisfactory evidence that **WILLIAM LA COUNT and AUBREY LA COUNT** are the persons who appeared before me, and said persons acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: *May 8, 2001*

Melody R. Penossett

Notary Public in and for the State of Washington
Residing at *Burlington*
My appointment expires: *10-29-2001*

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. 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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