



200110090104

, Skagit County Auditor

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AFTER RECORDING MAIL TO:

Name **First American Title of Skagit County**Address **160 Cascade Place Suite 104**City, State, Zip **Burlington, WA 98233**

Filed for Record at Request of:

**First American Title
Insurance Company****B66476E-2****DEED OF TRUST***(For use in the state of Washington only)***ORIGINAL**

GRANTOR(S): Herdt

GRANTEE(S): Trujillo

TRUSTEE:

LEGAL DESCRIPTION (abbreviated): Ptn. Lot 14, "BURLINGTON ACREAGE"

ASSESSOR'S TAX PARCEL ID#: **3867-000-014-0109 P62369, 3867-000-014-0406 P62372, 3867-000-005-0407 P62282, 350433-0-010-0004 P38226**

THIS DEED OF TRUST, made this **9th** day of **October**, 2001, between **JOEL P. TRUJILLO and ELISABETH M. TRUJILLO, Husband and Wife**, GRANTOR, whose address is **625 S SKAGIT ST, BURLINGTON, WA 98233**, **First American Title Company**, a corporation, TRUSTEE, whose address is **1301 Riverside Drive, Mount Vernon, WA 98273**, and **V. IVAN HERDT & EVANGELINE A. HERDT**, husband and wife BENEFICIARY, whose address is **933 Vernon Avenue, 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:

See Exhibit A attached hereto and made a part hereof.

Assessor's Property Tax Parcel Account Number(s): **3867-000-014-0109 P62369, 3867-000-014-0406 P62372, 3867-000-005-0407 P62282, 350433-0-010-0004 P38226**

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 **Seventy-Two Thousand And 00/100 Dollars (\$72,000.00)** 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 **October 9th, 2006**

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.

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.

7. DUE ON SALE: (OPTIONAL - *Not applicable unless initiated by Grantor and Beneficiary*) The property described in this security instrument may not be sold or transferred without the Beneficiary's consent. Upon breach of this provision, Beneficiary may declare all sums due under the note and Deed of Trust immediately due and payable, unless prohibited by applicable law.

J.P.T. E.M.T.

Grantor (Initials)

V.J.H. E.A.H.

Beneficiary (Initials)

IT IS MUTUALLY AGREED THAT:

8. 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 thereof as may be necessary to fully satisfy the obligation secured hereby, shall be paid to Beneficiary to be applied to said obligation.

9. 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 default for failure to so pay.

10. The Trustees 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.

11. 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 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.

12. Trustee shall deliver to the purchaser at the sale 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 encumbrances for value.

13. 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.

14. In the event of the death, incapacity or 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 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.

15. 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, successors and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not named as Beneficiary herein.

16. ADDITIONAL TERMS AND CONDITIONS: (Check One)

a. ☒ NONE

b. ☐ As set forth on the attached "Exhibit A" which is incorporated by this reference.

(NOTE: If neither a nor b is checked, then option "a" applies)

Dated: October 9, 2001

Joel P. Trujillo
JOEL P. TRUJILLO
Elisabeth M. Trujillo
ELISABETH M. TRUJILLO



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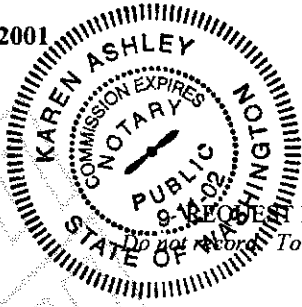
Skagit County Auditor

STATE OF WASHINGTON
COUNTY OF Skagit

} ss

I certify that I know or have satisfactory evidence that **JOEL P. TRUJILLO and ELISABETH M. TRUJILLO** are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: **October 9, 2001**



Karen Ashley **Karen Ashley**
Notary Public in and for the State of Washington
Residing at **Sedro-Woolley**
My appointment expires: **9/11/02**

TO: TRUSTEE FOR FULL RECONVEYANCE
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

EXHIBIT "A"

Parcel "F":

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 33, Township 35 North, Range 4 East, W.M., lying Northwesternly of the County Road known as Lafayette Road.

Parcel "G":

That portion of the East 1/2 of Tract 5, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, Page 49, records of Skagit County, lying Southerly of the Great Northern Railway Company right-of-way.

Parcel "H":

That portion of the West 1/2 of Tract 5, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, Page 49, records of Skagit County, lying Easterly of the Great Northern Railway Company right-of-way.

Parcel "I":

That portion of Tract 14, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, Page 49, records of Skagit County, lying Southerly of the Great Northern Railway Company right-of-way, EXCEPT roads, EXCEPT dike right-of-way, EXCEPT that portion of said premises conveyed to Dike District No. 12, by Deed dated September 2, 1955, recorded September 13, 1955, as File No. 523978, in Volume 273 of Deeds, Page 300, AND EXCEPT that portion of said property described as follows:

The Westerly 1/2-acre of the following described portion of said Tract 14:

Beginning at the intersection of the West line of said Tract 14, and the Southerly line of the right-of-way of the Great Northern Railway Company; thence South along said West line, 132 feet; thence Northeasterly and parallel with the Southerly line of said railway right-of-way to the North line of said Tract 14; thence West along said North line to said Southerly line of said railroad right-of-way; thence Westerly along said Southerly line to the place of beginning; being those premises reserved in Deed from Harry L. Jewell to Lars O. Larson, dated May 15, 1944, recorded May 20, 1944, as File No. 371667, in Volume 193 of Deeds, Page 460.



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Schedule "C" - continued

Commitment No. B66476

AND EXCEPT that portion of said Tract 14, lying Southeasterly of the County Road and dike right-of-way running through the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 33, Township 35 North, Range 4 East, W.M.

AND ALSO EXCEPT that portion of said Tract 14, described as follows:

Commencing at the Northeast corner of said Tract 14; thence South 0 degrees 46' 50" West along the East line of said Tract 14, a distance of 75.80 feet to the Westerly line of the Lafayette Road; thence South 25 degrees 28' 10" West along said Westerly road line, a distance of 281.26 feet to a 3/4 inch iron pipe marking the true point of beginning for this description; thence continue South 25 degrees 28' 10" West along said road line, a distance of 23.37 feet to the beginning of a tangent curve to the right having a radius of 341.30 feet; thence along the arc of said curve through a central angle of 49 degrees 47' 53", a distance of 296.64 feet; thence South 75 degrees 16' 03" West along said road line, a distance of 70.55 feet; thence North 31 degrees 54' 12" West, a distance of 124.03 feet; thence North 42 degrees 35' 34" East, a distance of 274.92 feet; thence South 64 degrees 31' 50" East, a distance of 198.40 feet to the true point of beginning.



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