

WHEN RECORDED RETURN TO  
CLS Financial Services, Inc.  
PO Box 719  
Lynnwood, WA 98046



200112200127  
Skagit County Auditor

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**Deed of Trust** FIRST AMERICAN TITLE CO.  
(for Use in the State of Washington Only) 66833

Grantor/Borrower: CLS Financial Services, Inc., a Washington corporation

Grantee/Assignee/Beneficiary: Morris Enterprises Family Limited Partnership

Legal Description: Replat of 1st Addn to Big Lake Waterfront Tracts, Lot 11; Replat of 1st Addn to Big Lake Waterfront Tracts, Ptn. Lot 121; Replat of 1st Addn to Big Lake Waterfront Tracts, Ptn. Lots 9 and 10

Additional Legal(s) see Exhibit A, B, C & D

Assessor's Tax Parcel ID#: 4222-000-011-0001; 3863-000-121-0103; 4222-000-009-0005; 4222-000-010-0002

THIS DEED OF TRUST, made this 18th day of December, 2001, between CLS Financial Services, Inc., a Washington corporation, Grantor, whose address is PO Box 719, Lynnwood, WA 98046, Puget Sound Real Estate Services Group, Inc., Trustee, whose address is PO Box 596, Lynnwood, WA, 98046-0596, Morris Enterprises Family Limited Partnership, Beneficiary, whose address is c/o CLS Financial Services, Inc., PO Box 719, Lynnwood, WA 98046.

WITNESSETH: Grantor hereby bargains, sells and conveys to Trustee in Trust, with power of sale, the following described real property in Skagit County, State of Washington, described as above; 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 One Hundred Fifty Nine Thousand Five Hundred Eighty and 60/100ths Dollars (\$159,580.60) with interest, in accordance with the terms of a promissory note dated 02/01/01 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 assign, 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.
4. To defend any action or proceeding purporting to affect the security hereof or the rights of powers of Beneficiary or Trustee, and to pay all cost 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 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.

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 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 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 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.

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.

Elizabeth Nordby  
Elizabeth Nordby, Authorized Representative  
CLS Financial Services, Inc.

STATE OF WASHINGTON )

) SS.

COUNTY OF SNOHOMISH )

I certify that I know or have satisfactory evidence that Elizabeth Nordby is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as an Authorized Representative of CLS Financial Services, Inc., and acknowledged that she is authorized to sign the same as her free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this

18th day of December, 2001.

Kristy Beachy  
Kristy Beachy  
Notary Public in and for the State of Washington,  
residing at Everett, WA.  
My commission expires 10/09/05.



#### 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 \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



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Exhibit A

Lot 11, "REPLAT OF FIRST ADDITION, BIG LAKE WATERFRONT TRACTS, LOTS 122 to 127", ACCORDING TO THE PLAT THEREOF RECORDED IN Volume 11 of Plats, page 3, records of Skagit County, Washington;

EXCEPT a strip of land 60 feet wide the centerline of which is an existing road on or near the Southeast corner of said Lot 7, and extending from the County Road to the North line of the Northeast 1/4 of the Southwest 1/4 of Section 7, Township 33 North, Range 5 East, W.M.



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## Exhibit B

That portion of Lot 121, "FIRST ADDITION BIG LAKE WATERFRONT TRACTS", according to the plat thereof recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, lying West of the County Road as conveyed by a deed recorded April 20, 1956 under Auditor's File No. 534812, records of Skagit County, Washington.



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## Exhibit C

That portion of Lots 9 and 10, "REPLAT OF FIRST ADDITION, BIG LAKE WATERFRONT TRACTS Lots 122 to 127", according to the plat thereof recorded in Volume 11 of Plats, page 3, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of Lot 10; thence Easterly along the North line of said Lot 10, a distance of 155 feet which is the true point of beginning; thence South 39 degrees 00'00" East, a distance of 212 feet; thence Easterly and parallel with the South line of said Lot 9, a distance of 225 feet, more or less, to the Easterly boundary of said Lot 9; thence Northwesterly along the Easterly boundaries of Lots 9 and 10 to the North boundary of Lot 10; thence Westerly along the North boundary of Lot 10 to the true point of beginning.



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## Exhibit D

That portion of Lots 9 and 10, "REPLAT OF FIRST ADDITION, BIG LAKE WATERFRONT TRACTS, LOTS 122 TO 127", according to the plat thereof in Volume 11 of Plats, page 3, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of Lot 10 which is the true point of beginning; thence Easterly along the North line of said Lot 10, a distance of 155 feet; thence South 39 degrees 00'00" East, a distance of 212 feet; thence Easterly and parallel with the South line of said Lot 9, a distance of 225 feet, more or less, to the Easterly boundary of said Lot 9; thence Southeasterly along the Easterly boundary of said Lot 9 to the South boundary of Lot 9; thence Westerly along the South boundary of Lot 9 to the West boundary of Lot 9; thence Northerly along the West boundary of Lots 9 and 10 to the true point of beginning.



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