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Name DownHome Washington Community Development Enterprises

Address: 728-134th St. SW, A-211

City, State, Zip Everett, WA 98204

Deed of Trust

ISLAND TITLE COMPANY

Reference # (if applicable): USDA IRP Loan R-14 Title Insurance Order No: A21265✓

Grantor(s): (1) Chris Odom and Tammy Odom, husband and wife

Grantee(s): (1) DownHome Washington Community Development Enterprises (2) Addl.
Pg. _____

Legal Description (abbreviated): Ptn SE 3-34-2

Tax Account No.: 340203-0-019-0004

THIS DEED OF TRUST, made this 24 day of January, 2002 Chris Odom and Tammy Odom, husband and wife, GRANTOR, whose address is 9870 Padilla Heights Road, Anacortes, WA 98221, Island Title Company of Skagit County, a Washington corporation, TRUSTEE, whose address is 3110 Commercial Avenue, Suite 101, P.O. Box 1228, Anacortes, WA 98221

and DownHome Washington Community Development Enterprises
BENEFICIARY

whose address is 728-134th St. SW, A-211, Everett, WA 98204

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 Exhibits "A".

SITUATE in the County of Skagit, State of 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.

This deed is for the purpose of securing performance of each agreement of grantor herein contained, and payment of the sum of One Hundred Forty Thousand Dollars (-\$140,000.00-) 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 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 and 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 ware or such portion hereof 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 to secured or to declare default for failure to so pay.

3. 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 entitle thereto.

4. If all or any part of the property or an interest therein is sold or transferred by Grantor without the Beneficiary's prior written consent, excluding a) the creation of a lien or encumbrance subordinate to the Deed of Trust, b) the creation of a purchase money security interest on household appliances, c) a transfer by devise, decent, or by operation of law upon the death of a joint tenant, or d) the grant of any leasehold interest of three years or less not containing an option to purchase, Beneficiary may, at Beneficiary's option, declare all of the sums secured by this Deed of Trust to be immediately due and payable.

5. 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 or its authorized agent 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 the Deed of Trust; (3) the surplus, if any, shall be deposited with the clerk of the superior court of the county in which the sale took place to be distributed in accordance with RCW 61.24.080.

6. 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



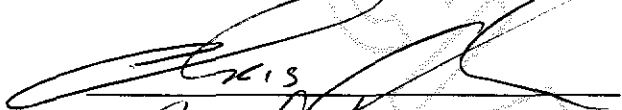
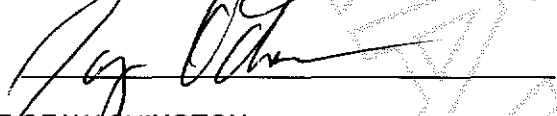
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facts showing that the sale was conducted in compliance with all the requirements of law and of this Deed of Trust which recital shall be prima facie evidence of such compliance and conclusive evidence thereof in favor of bona fide purchasers and encumbrances for value.

7. 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.

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

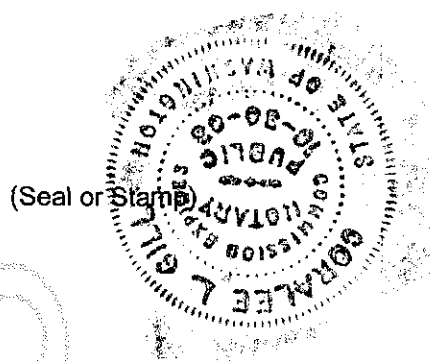
9. This Deed of Trust applies to, insures to the benefit of, and is binding not only on the parties hereto, but on their heirs, devisees, legatees, administrators, executors, successors and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not named as Beneficiary herein.

STATE OF WASHINGTON
COUNTY OF SNOHOMISH

I Certify that I know or have satisfactory evidence that Chris Odom and Tammy Odom, husband and wife, are the persons who appeared before me, and said person acknowledged that she signed this instrument, and acknowledged it to be her free and voluntary act for the uses and purposed mentioned in the instrument

January 24, 02
Date
Coralee L Gill
Signature
10/30/03
My Appointment Expires




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 your are hereby requested and directed, on payment to your 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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Order No.: A21265

EXHIBIT "A"

That portion of the Southeast Quarter of the Southeast Quarter, Section 3, Township 34 North, Range 2 East of the Willamette Meridian, described as follows:

Commencing at the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 3, Township 34 North, Range 2 East of the Willamette Meridian;
thence North $00^{\circ}02'40''$ West along the West line of said subdivision, a distance of 1,157.08 feet to the South line of the County Road;
thence South $89^{\circ}24'22''$ East along said South line, a distance of 304.00 feet to the true point of beginning;
thence South $00^{\circ}02'40''$ East, a distance of 250.00 feet;
thence South $89^{\circ}24'22''$ East, a distance of 120.00 feet;
thence North $00^{\circ}02'40''$ West, a distance of 250.00 feet to the South line of the County road;
thence North $89^{\circ}24'22''$ West along said South line, a distance of 120.00 feet to the true point of beginning; Subject to and together with easements of record;

Situate in Skagit County, Washington.

- END OF EXHIBIT "A" -



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