

AFTER RECORDING MAIL TO:

Name **First American Title of Skagit County**

Address **1301-B Riverside Drive, ESCROW DEPARTMENT**

City, State, Zip **Mount Vernon, WA 98273**

Filed for Record at Request of:

200207110048
Skagit County Auditor
7/11/2002 Page 1 of 3 11:40AM



**First American Title
Insurance Company**

DEED OF TRUST

(For use in the state of Washington only)

FIRST AMERICAN TITLE CO.
69742E-2

GRANTOR(S): Additional on page:

GRANTEE(S): Additional on page:

TRUSTEE: **FIRST AMERICAN TITLE CO.**

LEGAL DESCRIPTION (abbreviated): **Lot(s) 26, of CRATER LAKE BEACH CLUB #1, Map Book 8, Map Page 51**

ASSESSOR'S TAX PARCEL ID#: **3892-000-026-0005 P64680**

THIS DEED OF TRUST, made this **10th** day of **July, 20 02**, between **LANCE J. CAMPBELL, A Single Man**, GRANTOR, whose address is **6867 DEER LANE, ANACORTES, WA 98221**, **First American Title Company**, a corporation, TRUSTEE, whose address is **PO Box 1667, Mount Vernon WA 98273**, and **LYLE E. MOSHER**, a single man BENEFICIARY, whose address is **832 Alexander Street, Sedro Woolley, WA 98284**, .

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

Lot 26, "CRATER LAKE BEACH CLUB, DIVISION 1", as recorded in Volume 8 of Plats, pages 51 and 52, records of Skagit County.

Assessor's Property Tax Parcel Account Number(s): **3892-000-026-0005 P64680**

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 **Sixty-Nine Thousand Five Hundred And 00/100 Dollars (\$69,500.00)** 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 **July 1, 2012**

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.

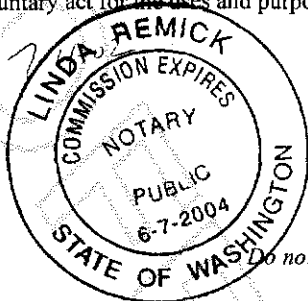
3. To keep all buildings now or hereafter erected on the property described herein continuously insured against loss by fire or other hazards in an amount not less than the total debt secured by this Deed of Trust. All policies shall be held by the Beneficiary, and be in such companies as the Beneficiary 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

STATE OF WASHINGTON
COUNTY OF Skagit

} ss

I certify that I know or have satisfactory evidence that **LANCE J. CAMPBELL** is the person who appeared before me, and said person 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: 7



Linda Remick

Notary Public in and for the State of Washington

Residing at Stanwood

My appointment expires: 6-7-04

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



200207110048

Skagit County Auditor

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