

WHEN RECORDED RETURN TO:



200208060098
Skagit County Auditor

8/6/2002 Page 1 of 3 3:40PM

Name: CROWN FINANCE CO OF RENTON INC
Address: PO BOX 709
City, State, Zip RENTON WA 98057

Chicago Title Insurance Company

701 5th Avenue, Suite 1700, Seattle, Washington 98104

ACCOMMODATION RECORDING QB2227

Deed of Trust

ISLAND TITLE CO.

(For Use in the State of Washington Only)

THIS DEED OF TRUST, made this 2ND day of AUGUST, 2002, between
DAVID J. HEATH, A SINGLE MAN, AS HIS SEPARATE ESTATE, GRANTOR,

whose address is 4045 - 38TH AVE SW SEATTLE WA 98126

CHICAGO TITLE INSURANCE COMPANY, a corporation, TRUSTEE, whose address is 1700 Columbia Center, 701 Fifth Avenue, Seattle, Washington 98104 and

CROWN FINANCE CO OF RENTON INC, BENEFICIARY,

whose address is 757 RAINIER AVE S., STE #4 RENTON WA 98055

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

LOT 1B, REVISED SHORT PLAT NO. 69-80, APPROVED MARCH 21, 1989, RECORDED JUNE 8, 1989 IN BOOK 8 OF SHORT PLATS, PAGE 130 UNDER AUDITOR'S FILE NO. 9806080047 AND BEING A PORTION OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, DRAINAGE AND UTILITIES AS SET FORTH UNDER AUDITOR'S FILE NO. 824056 AND 836154.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

Island Title Company has placed this document for recording as a customer courtesy and accepts no liability for its accuracy or validity

Tax Account Number: 350208-0-002-1807

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 (\$ 9,880.31 * * * * *)

Nine Thousand Eight Hundred Eighty and 31/100 * * * * * Dollars 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 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.

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 _____



200208060098

Skagit County Auditor

8/6/2002 Page 3 of 3

3:40PM