



200210040159
Skagit County Auditor

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AFTER RECORDING MAIL TO:

Name DONALD E. BARNARD
Address 2900 SKYLINE TOWER, #1850
City, State, Zip BELLEVUE, WA 98004

FIRST AMERICAN TITLE CO.
70020-2

LTC-7574

00070020

Deed of Trust

(For use in the State of Washington Only)

THIS DEED OF TRUST, made this 1ST day of OCTOBER 2002
between JAN WILLARD BUDDEN, A SINGLE PERSON

whose address is PO BOX 144 STANWOOD, WA 98292, GRANTOR,

LAND TITLE COMPANY OF ISLAND COUNTY, TRUSTEE,
whose address is 1080 NE 7TH AVE OAK HARBOR, WA 98277 and

DONALD E. BARNARD AND MAXINE BARNARD, HUSBAND AND WIFE, BENEFICIARY,
whose address is 2900 SKYLINE TOWER, #1850, BELLEVUE, WA 98004

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

Assessor's Tax Parcel No.: R23223-254-1660/360953-0-051-0004 &

Abbreviated Legal Description: PTN NE 1/4 SW 1/4 23-32-2 (ISLAND)

PTN GOV LOT 8, 33-36-3 (SKAGIT)

LEGAL DESCRIPTION AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THIS PROPERTY MAY NOT BE SOLD OR FURTHER ENCUMBERED WITHOUT BENEFICIARY'S APPROVAL. UPON BREACH OF THIS PROVISION, BENEFICIARY MAY DECLARE ALL SUMS DUE AND PAYABLE, UNLESS PROHIBITED BY APPLICABLE LAW.

(Continued)

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 (\$ 150,000.00)

One hundred fifty thousand dollars and no cents

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.

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 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.



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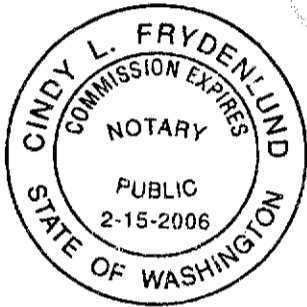
Skagit County Auditor

J. Willard Budden
JAN WILLARD BUDDEN

STATE OF Washington
COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that Jan Willard Budden is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10/2/02



Cindy L. Frydenlund
Notary Public in and for the State of Washington
Residing at 14100 1st Ave
My appointment expires: 2/15/06

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 _____



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Commitment No. 00070020

Schedule "C"

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Parcel "A":

That portion of vacated Blocks 1, 2 and 3, "TOWN OF LADYSMITH", according to the recorded plat thereof in the Office of the Auditor of Skagit County, Washington, in Volume 4 of Plats, Page 5, records of Skagit County, Washington, lying South of County Road;

TOGETHER WITH vacated street lying between Blocks 1 and 2, and South of County Road, and vacated alley between Blocks 2 and 3, and South of County Road, and that portion of vacated alley adjoining said Blocks 2 and 3 on the South, which have reverted to said premises by operation of law.

EXCEPT dike and ditch right-of-way, if any.

ALSO EXCEPT any portion thereof lying in the East 82.50 feet of Government Lot 8, Section 33, Township 36 North, Range 3 East, W.M.

Parcel "B":

Tract in Government Lot 8, Section 33, Township 36 North, Range 3 East, W.M., bounded on the East by the West line of Lot 3, Block 1, "TOWN OF LADYSMITH", according to the recorded plat thereof in the Office of the Auditor of Skagit County, Washington, in Volume 4 of Plats, Page 5, records of Skagit County, Washington, on the West by a line 773.00 feet West of the East line of said Government Lot 8, and on the South by the North Samish River and on the North by South line of alley adjoining Blocks 2 and 3, "TOWN OF LADYSMITH", according to the recorded plat thereof in the Office of the Auditor of Skagit County, Washington, in Volume 4 of Plats, Page 5, on the South.

TOGETHER WITH that portion of vacated streets and alleys adjoining Blocks 2 and 3, "TOWN OF LADYSMITH", according to the recorded plat thereof in the Office of the Auditor of Skagit County, Washington, in Volume 4 of Plats, Page 5, on the South which has reverted to said premises by operation of law.

EXCEPT dike and ditch rights-of-way, if any.



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Order No.: LT-73529

EXHIBIT-A

The East 120 feet of that portion of the Northeast Quarter of the Southwest Quarter of Section 23, Township 32 North, Range 2 East, W.M., described as follows:

Beginning at the Northeast corner of Tract 1, Plat of Kenwood Acres, Camano Island, Island County, Washington, as per plat recorded in Volume 6, page 13, records of Island County, Washington; thence South along the East line of Tracts 1 and 2 of said plat a distance of 205.5 feet to the Southeast corner of Tract 2; thence East along the approximate South line of said Tract 2 projected East a distance of 200 feet, more or less to an iron pipe 1/2 inch in diameter and 21 inches long sunk part way in the ground; thence North 100 feet, more or less, to an iron pipe 1/2 inch in diameter and 19 inches long sunk part way in the ground at a point 200 feet, more or less, East of the Southeast corner of said Tract 1 and located along the approximate South line of said Tract 1 projected East; thence North along the same North course 100 feet to another iron pipe 3/4 inch in diameter and 19 inches long sunk part way in the ground; thence continue North along the same North course 5.5 feet, more or less, to the South line of the county road right of way; thence West along said right of way line 200 feet, more or less to the point of beginning.

EXCEPT that portion thereof deeded to Island County for road, recorded July 25, 1983, under Auditor's File No. 412569, records of Island County, Washington.

Situate in the County of Island, State of Washington.



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