



200304030095

Skagit County Auditor

4/3/2003 Page

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5 12:25PM

**AFTER RECORDING MAIL TO:**

Name Glenn Michael Anderson  
Address 900 W. St Rt 20  
City / State Sedro-Woolley, Wa 98284

**Deed of Trust**

(For Use in the State of Washington Only)

**First American Title  
Insurance Company**

THIS DEED OF TRUST, made this 1<sup>st</sup> day of April,  
2003, BETWEEN Glenn Michael Anderson  
and Julie Kay Anderson, husband and  
wife, GRANTOR,  
whose address is 900 W. St Rt 20, Sedro-  
Woolley, Wa. 98284

(this space for title company use only)

and FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation as TRUSTEE, whose address  
is Fourth + Blanchard Bldg. Seattle, Wa  
and hee M. Anderson  
BENEFICIARY, whose address is 11622 S Waffley #209 San Pedro, Ca  
90731, 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 legal description on attached Exhibit "A"  
by this reference made a part hereof.  
23-35-4

Assessor's Property Tax Parcel/Account Number(s):

P 37107

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

Three hundred thousand + no/100  
Dollars (\$ 300,000<sup>00</sup>)

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.

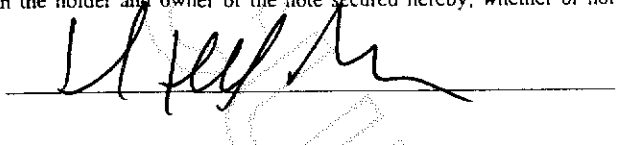
To protect the security of this Deed of Trust, Grantor covenants and agrees:

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 encumbrancers 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.





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 evidence 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 \_\_\_\_\_, 19\_\_\_\_

*Do not lose or destroy this Deed of Trust OR THE NOTE which it secures. Both must be delivered to the Trustee for cancellation before reconveyance will be made.*

LPB-22 (11/96)



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STATE OF WASHINGTON, } ss.  
County of

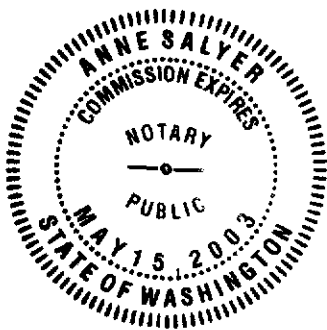
On this day personally appeared before me JULIE ANDERSON and MIKE ANDERSON  
to me known to be the individual described in and who executed the within and foregoing instrument, and  
acknowledged that they signed the same as their free and voluntary act and deed, for the  
uses and purposes therein mentioned.

GIVEN under my hand and official seal this 31 day of March, 2003

ACKNOWLEDGMENT - INDIVIDUAL  
FIRST AMERICAN TITLE COMPANY  
WA - 46

*Anne Salyer*  
Notary Public in and for the State of Washington,  
residing at

My appointment expires 5/15/03



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EXHIBIT A

PARCEL 1

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH MARGINAL LINE OF THE DOLLARWAY ROAD; WHICH IS 649 FEET WEST OF THE EAST LINE OF SAID SUBDIVISION; THENCE NORTH  $0^{\circ}20'1\frac{1}{2}"$  WEST 434.22 FEET; THENCE SOUTH  $89^{\circ}39'1\frac{1}{2}"$  WEST 94 FEET; THENCE SOUTH  $0^{\circ}20'1\frac{1}{2}"$  EAST 248.9 FEET, MORE OR LESS, TO A POINT 238 FEET NORTH  $0^{\circ}20'1\frac{1}{2}"$  WEST OF THE NORTH LINE OF SAID DOLLARWAY ROAD; THENCE NORTH  $89^{\circ}39'1\frac{1}{2}"$  EAST 96 FEET, SAID POINT BEING HEREINAFTER REFERRED TO AS POINT "X"; THENCE SOUTH  $89^{\circ}39'1\frac{1}{2}"$  WEST 96 FEET, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH  $0^{\circ}20'1\frac{1}{2}"$  EAST A DISTANCE OF 238 FEET TO THE NORTH LINE OF SAID ROAD; THENCE NORTH  $60^{\circ}24'$  EAST ALONG THE NORTH LINE OF SAID ROAD A DISTANCE OF 224 FEET; THENCE NORTH  $0^{\circ}20'1\frac{1}{2}"$  WEST A DISTANCE OF 27 FEET; THENCE NORTHWESTER 105 FEET; MORE OR LESS, TO A POINT THAT IS SOUTH  $0^{\circ}20'1\frac{1}{2}"$  EAST A DISTANCE OF 54 FEET FROM HEREINABOVE DESIGNATED POINT "X"; THENCE NORTH  $0^{\circ}20'1\frac{1}{2}"$  WEST A DISTANCE OF 54 FEET TO SAID POINT "X"; THENCE SOUTH  $89^{\circ}39'1\frac{1}{2}"$  WEST 96 FEET TO THE TRUE POINT OF BEGINNING.  
EXCEPT THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS;

COMMENCING AT A POINT ON THE NORTH MARGINAL LINE OF THE DOLLARWAY ROAD WHICH IS 649 FEET WEST OF THE EAST LINE OF SAID SUBDIVISION; THENCE NORTH  $00^{\circ}20'30"$  WEST, A DISTANCE OF 434.22 FEET; THENCE SOUTH  $89^{\circ}39'30"$  WEST, A DISTANCE OF 94 FEET; THENCE SOUTH  $00^{\circ}20'30"$  EAST, A DISTANCE OF 486.9 FEET MORE OR LESS TO THE NORTH LINE OF THE DOLLARWAY ROAD; THENCE NORTH  $60^{\circ}24'$  EAST ALONG THE NORTH LINE OF THE DOLLARWAY ROAD 224.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH  $60^{\circ}24'$  WEST, ALONG THE NORTH LINE OF SAID DOLLARWAY ROAD 15.34 FEET; THENCE NORTH  $00^{\circ}20'30"$  WEST, A DISTANCE OF 40.89 FEET; THENCE IN A SOUTHEASTERLY DIRECTION, 14.83 FEET TO A POINT WHICH LIES NORTH  $00^{\circ}20'30"$  WEST, A DISTANCE OF 27.00 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH  $00^{\circ}20'30"$  EAST, A DISTANCE OF 27.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2

PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH MARGINAL LINE OF THE DOLLARWAY ROAD WHICH IS 649 FEET WEST OF THE EAST LINE OF SAID SUBDIVISION; THENCE NORTH  $00^{\circ}20'30"$  WEST, A DISTANCE OF 434.22 FEET; THENCE SOUTH  $89^{\circ}39'30"$  WEST, A DISTANCE OF 94 FEET; THENCE SOUTH  $00^{\circ}20'30"$  EAST, 248.9 FEET MORE OR LESS TO A POINT 238 FEET NORTH  $00^{\circ}20'30"$  WEST OF THE NORTH LINE OF SAID DOLLARWAY ROAD;



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EXHIBIT A CONTINUED

THENCE NORTH 89° 39' 30" EAST, A DISTANCE OF 96 FEET;  
 THENCE SOUTH 00° 20' 30" EAST, A DISTANCE OF 54.00 FEET TO THE TRUE  
 POINT OF BEGINNING OF THIS DESCRIPTION;  
 THENCE NORTH 00° 20' 30" WEST, A DISTANCE OF 50.75 FEET TO A POINT  
 WHICH FALLS IN AN EXISTING FENCELINE;  
 THENCE NORTH 87° 29' 38" EAST ALONG SAID FENCELINE, A DISTANCE OF  
 35.05 FEET TO A POINT WHICH FALLS AT THE WALL OF AN EXISTING BUILD-  
 ING;  
 THENCE SOUTH 00° 19' 12" EAST ALONG SAID BUILDING, A DISTANCE OF  
 1.95 FEET TO A POINT WHICH FALLS AT THE SOUTHWEST CORNER OF THE  
 WALLS OF SAID BUILDING; THENCE NORTH 89° 40' 48" EAST ALONG THE  
 SOUTH WALL OF SAID BUILDING AND ITS PROJECTION, A DISTANCE OF  
 50.98 FEET; THENCE SOUTH 00° 20' 30" EAST, A DISTANCE OF 91.16  
 FEET;  
 THENCE NORTH 64° 49' 13" WEST, A DISTANCE OF 95.30 FEET TO THE TRUE  
 POINT OF BEGINNING OF THIS DESCRIPTION.



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