

AFTER RECORDING MAIL TO:

Name JAMES & TERRI COOK

Address

City, State, Zip

Filed for Record at Request of:



200306160312
Skagit County Auditor

6/16/2003 Page 1 of 4 3:36PM



First American Title
Insurance Company

DEED OF TRUST

(For use in the state of Washington only)

FIRST AMERICAN TITLE CO.

B73U79E-2

GRANTOR(S): Additional on page:

GRANTEE(S): Additional on page:

TRUSTEE:

LEGAL DESCRIPTION (abbreviated): **Section 9, Township 35, Range 8, Portion Government Lot 7 (aka Portion Lot 1, Short Plat No. 91-071)**

ASSESSOR'S TAX PARCEL ID#: **350809-0-004-0206 P100924, 350809-3-004-1100 M113680**

THIS DEED OF TRUST, made this **20th** day of **May, 03**, between **DAVID A. RYDER, A Single Man**, GRANTOR, whose address is **44101 Eagle Rock Lane, Concrete, WA 98237**, **First American Title Company**, a corporation, TRUSTEE, whose address is **160 Cascade Place, Ste 104, Burlington, WA 98233**, and **JAMES & TERRI COOK**, husband and wife BENEFICIARY, whose address is **26135 Minkler Road, 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:

See Exhibit B attached hereto and made a part hereof.

Includes that certain mobile home 1998 CHAMP 66/28 Vin 16984946375.

Assessor's Property Tax Parcel Account Number(s): **350809-0-004-0206 P100924, 350809-3-004-1100 M113680**

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 **One Hundred Forty-Five Thousand And 00/100 Dollars (\$145,000.00)** 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.

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 **May 23, 2004**.

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.

7. DUE ON SALE: (OPTIONAL - Not applicable unless initialed by Grantor and Beneficiary) The property described in this security instrument may not be sold or transferred without the Beneficiary's consent. Upon breach of this provision, Beneficiary may declare all sums due under the note and Deed of Trust immediately due and payable, unless prohibited by applicable law.

DS
Grantor (Initials)

TC
Beneficiary (Initials)

IT IS MUTUALLY AGREED THAT:

8. 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 thereof as may be necessary to fully satisfy the obligation secured hereby, shall be paid to Beneficiary to be applied to said obligation.

9. 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.

10. 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 entitled thereto.

11. 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 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.

12. 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 purchasers and encumbrances for value.

13. 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.

14. In the event of the death, incapacity or 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.

15. 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, successors and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not named as Beneficiary herein.

16. ADDITIONAL TERMS AND CONDITIONS: (Check One)

- a. ☒ NONE
b. ☐ As set forth on the attached "Exhibit A" which is incorporated by this reference.

(NOTE: If neither a nor b is checked, then option "a" applies)

Dated: May 22, 2003.

David A. Ryder
DAVID A. RYDER



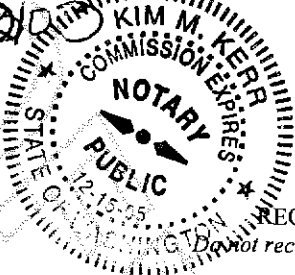
Skagit County Auditor

STATE OF WASHINGTON
COUNTY OF SKAGIT

} ss

I certify that I know or have satisfactory evidence that **DAVID A. RYDER** 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: 5/22/03



Kim M. Kepp
Notary Public in and for the State of Washington
Residing at M.H. Vernon
My appointment expires: 12/15/05

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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6/16/2003 Page 3 of 4 3:36PM

Exhibit B

Lot 1, Short Plat No. 91-071, approved February 11, 1994, recorded February 11, 1994 in Volume 11 of Short Plats, Page 59, under Auditor's File No. 9402110125 and being a portion of Government Lot 7 in Section 9, Township 35 North, Range 8 East, W.M.

EXCEPT that portion of Lot 1, Short Plat N. 91-071, recorded in Volume 11 of Short Plats, Page 59, lying Southwesterly of the following described line:

Beginning at a point on the North line of said Lot 3, Short Plat No. 91-104, which lies 253.99 feet from the intersection of said North line with the East line of Logsdon Lane, as shown on said Short Plat; thence South 36 degrees 51' 43" East, a distance of 624.58 feet to a point on the South line of said Lot 1, Short Plat No. 91-071, which is 407.60 feet from the intersection of said South line with the North line of the South Skagit Highway and terminus of this line description.

EXCEPT that portion lying within Logsdon Lane as shown on the Plat of Eagle Hill recorded in Volume 16 of Plats at Pages 67 and 68.



200306160312

Skagit County Auditor

6/16/2003 Page

4 of

4 3:36PM