

AFTER RECORDING MAIL TO:

Name EDWARD HAWKINGS

Address 16961 PETERSON ROAD

City, State, Zip Burlington, WA 98233

Filed for Record at Request of: B75312



200309110150

Skagit County Auditor

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First American Title
Insurance Company

FIRST AMERICAN TITLE CO.

DEED OF TRUST

(For use in the state of Washington only)

GRANTOR(S): Additional on page:

GRANTEE(S): Additional on page:

TRUSTEE:

LEGAL DESCRIPTION (abbreviated): LOT 29 CRANBERRY HEIGHTS PHASE II

ASSESSOR'S TAX PARCEL ID#: 4717-000-029-0000 P113570

B75312E-2

THIS DEED OF TRUST, made this 21st day of August, 2003, between C H B INCORPORATED, GRANTOR, whose address is 8630 TURNERS BAY PLACE, ANACORTES, WA 98221, FIRST AMERICAN TITLE COMPANY, a corporation, TRUSTEE, whose address is 160 CASCADE PLACE STE 104, BURLINGTON, WA 98233, and EDWARD HAWKINGS & CHRISTINE HAWKINGS, husband and wife BENEFICIARY, whose address is 16961 Peterson Road, Burlington, WA 98233, .

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.

Assessor's Property Tax Parcel Account Number(s): 4717-000-029-0000 P113570

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 **Seventy-Five Thousand And 00/100 Dollars (\$75,000.00)** 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 **October 10, 2003**

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.

MAH, CAB, Inc.

Grantor (Initials)

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: _____

Neal J. Harvey, CAB, Inc.
C H B INCORPORATED



STATE OF WASHINGTON

COUNTY OF Skagit } ss

I certify that I know or have satisfactory evidence that Neil Harvey is/are the persons who appeared before me, and said persons acknowledged that he/she/they signed this instrument, on oath stated that he/she/they authorized to execute the instrument and acknowledged it as the Pres. of C H B INCORPORATED to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 9-10-03



Kerr M. Kerr

Notary Public in and for the State of Washington

Residing at mt. 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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Exhibit B

Those portions of the "PLAT OF NORTHERN PACIFIC ADDITION TO ANACORTES", according to the plat thereof, filed in Volume 2 of Plats at pages 9 - 11, records of Skagit County, Washington, described as follows:

Beginning at the Northwestern corner of Lot 22 of Block 1118 of said plat; thence South 20 degrees 38'00" East along the West line of said Block 1118 and its projection, a distance of 236 feet to the Southwest corner of Lot 22 of Block 1119; thence North 69 degrees 22'00" East along the Southeasterly line of Block 1119 and its projection, a distance of 720 feet to the center of Kansas Avenue; thence North 20 degrees 38'00" West along the center of Kansas Avenue a distance of 476.33 feet; thence South 69 degrees 22'00" West, a distance of 40 feet to a point on the East line of Lot 1 of Block 1116 which is 54.33 feet Northerly of the Southeast corner of said Lot 1; thence Southerly along a curve to the right having a radius of 176 feet, an arc length of 20.38 feet and a central angle of 6 degrees 38'00"; thence South 69 degrees 22'00" West, a distance of 98.82 feet to a point on the West line of Lot 3 of Block 1116 which is 34 feet from the Southwest corner thereof; thence South 20 degrees 38'00" East, a distance of 50 feet; thence South 69 degrees 22'00" West, a distance of 280 feet; thence South 20 degrees 38'00" East, a distance of 110 feet; thence South 69 degrees 22'00" West, a distance of 170 feet; thence South 44 degrees 35'30" West, a distance of 143.18 feet to the point of beginning of this description.



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