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Skagit County Auditor

11/24/2003 Page 1 of 2 11:24AM

Filed for Record at Request of:  
**School Employees Credit Union of Washington**  
325 Eastlake Avenue East  
Seattle, WA 98109-5466  
Tax Parcel No: P79428  
Title Order No: Wild

THIS DEED OF TRUST, made this 14 day of November, 2003, between  
GRANTOR(S) DONALD L. GLADE AND VERONICA L. GLADE,  
HUSBAND AND WIFE  
909 Apache Dr Mount Vernon WA 98274

FIRST AMERICAN TITLE

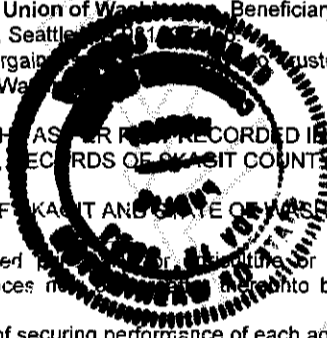
# 4957029

TRUSTEE(S) TRUSTEE SERVICES, INC  
PO BOX 2980 SILVERDALE WA 98383

and School Employees Credit Union of Washington Beneficiary, whose address is:  
325 Eastlake Avenue East, Seattle, WA 98109

Witnesseth: Grantor hereby bargains and sells to Trustee in Trust, with power of sale, the following described  
real property in Skagit County, Washington:

LOT 8, "THUNDERBIRD NORTH" AS PER PLAN RECORDED IN VOLUME 11  
OF PLATS, PAGES 37 AND 38, RECORDS OF SKAGIT COUNTY,  
WASHINGTON.  
SITUATED IN THE COUNTY OF SKAGIT AND STATE OF WASHINGTON.



which real property is not used primarily for farming purposes, together with all the tenements,  
hereditaments, and appurtenances thereto 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 the Grantor herein contained, and payment  
of the sum of **THIRTY-ONE THOUSAND, NINE HUNDRED AND 51/100\*\*\*** Dollars (\$31,900.51) 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 conveys 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, regulation, 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 building 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 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 proceedings to foreclose this Deed of Trust. In the event of foreclosure, all rights of the 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.

Member No: 159335-1

(continued on reverse side)

