



200409100046

Skagit County Auditor

9/10/2004 Page

1 of

3 11:33AM

AFTER RECORDING MAIL TO:

Name Edward and Nancy Ozkewicz
Address 18268 Valentine Rd.
City, State, Zip Mount Vernon, WA 98273

Filed for Record at Request of:

LAND TITLE OF SKAGIT COUNTY

Short Form
DEED OF TRUST

THIS DEED OF TRUST made this 27th day of August, 2004, between John and Rebecca Phillips, as GRANTOR(S), whose address is 24835 Old Bay Creek Rd. Snohomish, WA and Land Title Company, as TRUSTEE, whose address is 111 E George W. Hopper Rd Burlington, WA and Edward and Nancy Ozkewicz, as BENEFICIARY, whose address is 18268 Valentine Rd, Mt Vernon WA

Grantor(s) hereby irrevocably grants, bargains, sells, and conveys to Trustee in trust, with power of sale, the following described property in Skagit County, Washington:

Legal description attached hereto and by this reference made part here of.

Ptn Gov Lots 3 & 6 in 6-34-5

Assessor's Property Tax Parcel/Account Number: P30094, P30143, P 30144

TOGETHER WITH all the tenements hereditaments and appurtenances, now or hereafter thereunto belonging or in anywise appertaining, and the rents, issues, and profits thereof and all other property or rights of any kind or nature whatsoever further set forth in the Master Form Deed of Trust hereinafter referred to, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

THIS DEED IS FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of Grantor(s) incorporated by reference or contained herein and payment of the sum of Sixty Three Thousand DOLLARS (\$ 63,000 -) with interest thereon according to the terms of a promissory note of even date herewith, payable to Beneficiary or order and made by Grantor(s); all renewals, modifications or extensions thereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantor(s), or any of his/her/their successors or assigns, together with interest thereon at such rate as shall be agreed upon.

By executing and delivering this Deed of Trust and the Note secured hereby, the parties agree that all provisions of Paragraphs 1 through 35 inclusive of the Master Form Deed of Trust hereinafter referred to, except such paragraphs as are specifically excluded or modified herein, are hereby incorporated herein by reference and made an integral part hereof for all purposes the same as if set forth herein at length, and the Grantor(s) hereby makes said covenants and agrees to fully perform all of said provisions. The Master Form Deed of Trust above referred to was recorded on the twenty-fifth (25th) day of July, 1968, in the Official Records of the offices of the County Auditors of the following counties in Washington in the book, and at the page designated after the name of each county, to-wit:

COUNTY	BOOK OR VOL.	PAGE NO.	AUDITOR'S	COUNTY	BOOK OR VOL.	PAGE NO.	AUDITOR'S
Adams	2 of Record. Instr.	513-16	122987	Lewis	7 of Official Rec.	839-842	725562
Asotin	Microfilmed under Auditor's No.		101896	Lincoln	107 of Mortgages	776-779	316596
Benton	241 of Official Rec.	695A-C	592931	Mason	Reel 48	Frame 835-838	236038
Chelan	688 of Official Rec.	1682-1685	681844	Okanogan	121 of Mortgages	517-519A	560658
Clallam	315 of Official Rec.	195-198	383176	Pacific	213 of Official Rec.	649-652	53707
Clark	Aud. Microfilm No.	702859-702862	G-519253	Pend Oreille	27 of Mfgs.	E-11	126854
Columbia	49 of Deeds	198-201	F 2115	Pierce	1254 of Mfgs.	707-710	2250799
Cowlitz	747 of Official Rec.	234-237	675475	San Juan	28 of Mfgs.	459-462	69282
Douglas	125 of Mortgages	126-123	151893	Skagit	19 of Official Rec.	80-83	716277
Ferry	28 of Deeds	413-416	153150	Stemmenia	47 of Mfgs.	41-44	70197
Franklin	11 of Official Rec.	138-141	309636	Spokane	233 of Official Rec.	540-543	2043549
Garfield	Microfilmed under Auditor's No.		13044	Spokane	14 of Official Rec.	1048-1051	376267C
Grant	44 of Rec. Doc.	373-376	538241	Stevens	109 of Mfgs.	394-397	390635
Grays Harbor	21 of General	31-34	207544	Thurston	454 of Official Rec.	731-734	785350
Island	181 of Official Rec.	710-713	211628	Waukegan	17 of Mortgages	89-92	24732
Jefferson	4 of Official Rec.	316-319	190853	Walla Walla	308 of Mfgs.	711-714	495721
King	5690 of Mfgs.	496-439	6382309	Whitman	82 of Official Rec.	855-858	1047522
Kitsap	929 of Official Rec.	480-483	934770	Whitman	1 of Misc.	291-294	382282
Kittitas	111 of Mortgages	361-364	346693	Yakima	712 of Official Rec.	147-150	2170555
Klickitat	101 of Mortgages	107-110	131095				

A copy of such Master Form Deed of Trust is hereby furnished to the person executing this Deed of Trust and by executing this Deed of Trust the Grantor(s) acknowledges receipt of such Master Form Deed of Trust.

The property which is the subject of this Deed of Trust is not used principally or primarily for agriculture or farming purposes.

The undersigned Grantor(s) requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at the address hereinbefore set forth.

WITNESS the hand(s) and seal(s) of the Grantor(s) on the day and year first above written.

By John R. Phillips By _____
By Rebecca L. Phillips By _____
By _____ By _____
By _____ By _____

STATE OF _____ }-69

COUNTY OF _____

I certify that I know or have satisfactory evidence that John and Rebecca Phillips
(is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument
and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

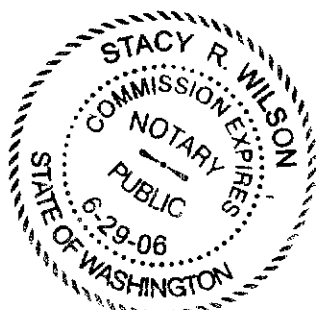
Dated: _____
Stacy R. Wilson
Notary Public in and for the state of Washington
My appointment expires: 6.29.06

STATE OF Washington }-68

COUNTY OF Skagit

I certify that I know or have satisfactory evidence that John and Rebecca Phillips
(is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument
on oath stated that (he/she/they) (is/are) authorized to execute the instrument and acknowledged it as the _____ of
_____ to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in
this instrument.

Dated: 8.27.04
Stacy R. Wilson
Notary Public in and for the state of Washington
My appointment expires: 6.28.06



DESCRIPTION:

That portion of the East 198 feet of the West 693 feet of Government Lot 3, Section 6, Township 34 North, Range 5 East, W.M., lying South of the Southerly and Easterly boundary of the Clear Lake Reservoir site owned by Skagit County P.U.D. No. 1, which reservoir site is described as follows:

Beginning at a point 295 feet North 221.7 feet East of the Southwest corner of Lot 3;
thence South 69°22' East 350 feet;
thence North 24°14' East 375 feet;
thence South 88°19' West 412 feet;
thence South 18°37' West 218 feet to point of beginning.

Also, that portion of the East 330 feet of the West 825 feet of Lot 6, Section 6, Township 34 North, Range 5 East, W.M., described as follows:

Beginning at the intersection of the North line of Day Creek Road and the West line of the East 330 feet of the West 825 feet of said Lot 6;
thence North along said West line to the North line of said Lot 6;
thence East along the North line of said Lot 6, 148.50 feet;
thence Southwesterly to a point on the North line of Day Creek Road 99 feet Easterly of the point of beginning;
thence Westerly along said road 99 feet to point of beginning,

EXCEPT from the above described tracts, that portion conveyed to Skagit County for road purposes by deed dated September 17, 1942, recorded December 30, 1944, under Auditor's File No. 376999.

Also, that portion of Government Lot 3, Section 6, Township 34 North, Range 5 East, W.M., described as follows:

Beginning at the Southwest corner of said Government Lot 3;
thence North 89°17'46" East along the South line of said Government Lot 3, a distance of 693.05 feet to the East line of the West 42 rods of said Government Lot 3 and the true point of beginning;
thence North 0°01'03" West, parallel with the West line of Government Lot 3, a distance of 469.31 feet to the Southeasterly line of that certain tract of land now owned by Public Utility District No. 1, Skagit County, Washington;
thence North 23°42'30" East along said tract, a distance of 54.77 feet to the Northeast corner of said P.U.D. tract;
thence South 1°5'14" East, a distance of 324.31 feet to an iron pipe which was set in the location as directed by Mr. Carl Olson on January 4, 1973;
thence South 8°10'21" West, a distance of 197.21 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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Skagit County Auditor