

**After Recording Return To:**

Law Office of Brian Clark, Inc., P.S.  
P.O. Box 336  
Mount Vernon, WA 98273



200410150115  
Skagit County Auditor

10/15/2004 Page 1 of 5 11:36AM

---

---

**DEED OF TRUST**

---

---

**GRANTOR:** CHRISTENSEN, Linda S.

**TRUSTEE:** LAND TITLE COMPANY

**BENEFICIARIES:** CHRISTENSEN FELDMAN, Sally Anne, a married woman, as  
her separate property

**Legal Description:**

Abbreviated Form: 27-36-2 PTN GOVT LOT 3

Additional on Page: 5

**Assessor's Tax Parcel Nos:** 360227-0-052-0002, 360227-0-065-0007,  
3847-800-021-0009, 360227-0-054-0000,  
3847-800-022-0008, 3847-800-023-0007

---

---

THIS Deed of Trust, made this 1st day of July, 2004, between **LINDA S. CHRISTENSEN**, a single woman, whose address is: 12265 Bay Hill Drive, Burlington, WA 98233, as Grantor; **LAND TITLE CO OF SKAGIT COUNTY** as Trustee, whose address is: 111 East George Hopper Road, Burlington, WA 98233, and **SALLY ANNE CHRISTENSEN FELDMAN**, a married woman, with respect to her separate estate, whose address is 4848 - 163<sup>rd</sup> Place S.E., Bellevue, WA 98006 as Beneficiary.

**WITNESSETH:** Grantor hereby bargains, sells and conveys to Trustee in Trust, with power of sale, an undivided one-third (1/3) fractional interest in the following described real property in Skagit County, Washington:

That certain tract of land listed and described on Exhibit A attached and incorporated herein by this reference.

**DEED OF TRUST - 1**

F:\HOME\BRIAN\A - K\CHRISTENSEN, GERRY\SAMISH ISLAND PROPERTY\DEED OF TRUST (SALLY).DOC

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 of Trust is for the purpose of securing performance of the Grantor herein contained and payment of the sum of **TWENTY-NINE THOUSAND ONE HUNDRED TEN DOLLARS (\$29,110)**, 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 his successors or assigns, together with interest thereon at such rate as shall be agreed upon. The term "Grantor" as used in this agreement includes the "Borrower" as defined in RCW 61.24, if the Borrower is a person or entity other than the Grantor.

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 improvements 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 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, OPEN PERILS/SPECIAL PERILS 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 their 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. Grantor shall provide proof of insurance upon demand by a Beneficiary. **All such insurance shall be issued by carriers acceptable to Beneficiary and shall contain a provision whereby the carrier agrees not to cancel or modify the insurance without twenty (20)-days prior written notice to Beneficiary.**
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 attorneys' 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. If Beneficiary institutes any suit or action to enforce any of the terms of this Deed of Trust, Beneficiary shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and on any appeal. Whether or not any court action is involved, all reasonable expenses incurred by Beneficiary, which, in Beneficiary's opinion, are necessary at any time for protection of their interests or the enforcement of their rights, shall become part of the indebtedness payable on demand and shall bear interest at the same rate as provided in the Promissory Note from the date of expenditure until paid. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Beneficiary's attorneys' fees whether or not there is a lawsuit, including attorneys' fees for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction) appeals, and any anticipated post-judgment collection services, the costs of searching records, obtaining title reports (including

**DEED OF TRUST - 2**

F:\HOME\BRIANA - K\CHRISTENSEN, GERRY\SAMISH ISLAND PROPERTY\DEED OF T



200410150115  
Skagit County Auditor

10/15/2004 Page 2 of 5 11:36AM

foreclosure reports), surveyors' reports, appraisal fees (including those related to any action for a deficiency judgment), title insurance fees for the Trustee, to the extent permitted by applicable law. Grantor also will pay any court costs, in addition to all of the sums provided by law.

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. Beneficiary may, at their option, declare immediately due and payable all sums secured by this Deed of Trust upon the sale or transfer of all or any part of the real property, or any interest therein, without the Beneficiary's prior written consent. A "sale" or "transfer" means the conveyance of any property or any right, title or interest therein, whether legal or equitable, whether voluntary or involuntary, by outright sale, deed, installment sale contract, land contract, contract for deed, leasehold interest with a term greater than three (3) years, lease option contract, sale, assignment or transfer of any beneficial interest in or to any land trust holding title to the real property; or any other method of conveyance of real property interests. A sale of the partnership or any portion thereof by the existing partners shall also constitute a "sale" or "transfer." However, this option shall not be exercised by Beneficiary if exercise is prohibited by federal or Washington law.

#### **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 portions 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. Pursuant to RCW 62A.9-501(4), if this Deed of Trust encumbers both real and personal property, the Trustee is authorized to sell all or any portion of the Grantor's interest in the real and personal property at the Trustee's sale. 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 attorneys' fees; (2) to the obligation secured by this Deed of Trust; and, (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 execution of this Deed of Trust, and such as he/they may have acquired thereafter. Trustee's deeds 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 bonafide purchaser and encumbrances for value.

#### **DEED OF TRUST - 3**

FA\HOME\ BRIANA - K\CHRISTENSEN, GERRY\SAMISH ISLAND PROPERTY\DEED OF



200410150115

Skagit County Auditor

10/15/2004 Page

3 of

5 11:36AM

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.

9. As additional security, Grantor hereby gives and confers upon Beneficiary the right, power and authority during the continuance of this trust to collect the property income, reserving to Grantor the right, prior to any default by Grantor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such property income as it becomes due and payable. Upon any such default, Beneficiary may at any time, without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property, or any part thereof, in their own name, sue for, or otherwise collect such property income, including that past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorneys' fees, upon any indebtedness secured hereby and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such property income, and the application thereof, as aforesaid, shall not cure or waive any default or notice of Trustee's sale hereunder or invalidate any act done pursuant to such notice.

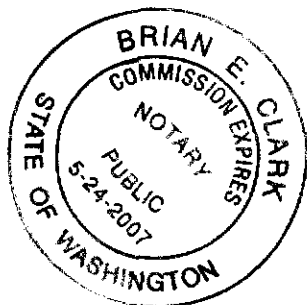
10. Grantor hereby releases and waives all rights and benefits of the Homestead Exemption laws of the state of Washington as to all indebtedness secured by this Deed of Trust.

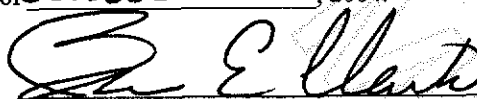
  
LINDA S. CHRISTENSEN

STATE OF WASHINGTON     )  
  ) ss.  
COUNTY OF                     )

I certify that I know or have satisfactory evidence that LINDA S. CHRISTENSEN is the person who appeared before me and said persons acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 12<sup>TH</sup> day of OCTOBER, 2004.





Notary Public

BRIAN E. CLARK

(Type or Print Name of Notary)

My commission expires: 5/24/07

DEED OF TRUST - 4

FA\HOME\BRIAN\A - K\CHRISTENSEN, GERRY\SAMISH ISLAND PROPERTY\DEED



200410150115

Skagit County Auditor

10/15/2004 Page

4 of

5 11:36AM

## EXHIBIT A (Legal Description of Property)

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

### PARCEL A

Part of Government Lot 3, Section 27, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at the intersection of the center line of Alexander Street and the West line of the Plat of the Town of Samish; thence West on the center line of the county road as conveyed to Skagit County, Washington, by deed recorded in Volume 188 of Deeds, page 438, records of Skagit County, Washington, for a distance of 264 feet; thence South parallel with the West line of the Plat of the Town of Samish, 296 feet; thence West parallel with the South line of aforesaid county road 600 feet to the True Point of Beginning; thence West 50 feet; thence South to the meander line of said Government Lot 3; thence Easterly along said meander line to a point 864 feet West of the West line of the Plat of the Town of Samish; thence North to the Point of Beginning, EXCEPT that portion thereof lying within Skagit County Road No. 301.

### PARCEL B

That portion of Government Lot 3, Section 27, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at the intersection of the center line of Alexander Street with the West line of the Plat of the Town of Samish; thence West along the center line of County Road No. 301, as conveyed in Volume 188 of Deeds, page 438, records of said county, for a distance of 814 feet to the True Point of Beginning; thence South parallel with the West line of the Plat of the Town of Samish to the government meander line; thence Westerly along the meander line to a point 864 feet West of said West line of said plat (measured at right angles); thence North parallel with the West line of said plat to the center line of said County Road No. 301; thence East to the True Point of Beginning; EXCEPT that portion thereof lying within County Roads No. 301 and 302.

### PARCEL C

That portion of Government Lot 3, Section 27, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at the intersection of the center line of Alexander Street and the West line of the Plat of the Town of Samish; thence West along the center line of the County Road, as conveyed in Volume 188 of Deeds, page 438, for 864 feet to the True Point of Beginning; thence South 296 feet parallel with the West line of the Plat of the Town of Samish; thence West parallel with said County Road to a point 914 feet West of the West line of said plat; thence North parallel with said West line to the center line of the County Road; thence East along said center line to the True Point of Beginning.

### PARCEL D

Tracts 46, 47 and 48, "MAP OF PADILLA BAY, SKAGIT COUNTY, WASHINGTON", as filed in the office of the Clerk of the Superior Court of Skagit County and confirmed by decree of said court in case of Ben F. Nauman, Trustee, vs. Alfred S. Holmes, et al, being Cause No. 13633; EXCEPT that portion of Tract 46 described as follows:

That portion of Tract 46, "MAP OF PADILLA BAY, SKAGIT COUNTY, WASHINGTON", filed in the office of the Clerk of the Superior Court of Skagit County and confirmed by decree of said court in case of Ben F. Nauman, Trustee, vs. Alfred S. Holmes, et al, being Cause No. 13633, lying Westerly of a straight line drawn Southerly from a point on the North line of said Tract 46 that is 914 feet West of the West line of the "PLAT OF THE TOWN OF SAMISH", as per plat recorded in Volume 5 of Plats, page 14, records of Skagit County, (as measured at right angles from said West line); the Southerly terminus of said "straight line drawn Southerly" to be a point on the Southerly line of said Tract 46 that is 1/6th of the lineal distance Easterly from the Southwest corner thereof, as measured along the South line of said Tract 46.

