

AFTER RECORDING RETURN TO:
Washington Federal Savings
Anacortes Office
PO Box 97
Anacortes WA 98221
Attention: _____


200504270121
Skagit County Auditor
4/27/2005 Page 1 of 4 3:12PM

CHICAGO TITLE CO. 1C34702 ✓

Loan Number 014 209 301949-4

SHORT FORM DEED OF TRUST

THIS DEED OF TRUST ("Security Instrument") is made April 25th, 2005 between
CHRISTENSON BUILDERS INC., A WASHINGTON CORPORATION

_____ as Grantor ("Borrower"), whose
address is 13090 BRIDGEVIEW WAY, MT VERNON WA 98273 ; and
WASHINGTON SERVICES, INC., A WASHINGTON CORPORATION as
trustee, whose address is 6125 SOUTH MORGAN ROAD, FREELAND, WA. 98249 ,
and WASHINGTON FEDERAL SAVINGS, a United States Corporation, as Beneficiary ("Lender"/
Grantee), whose address is 425 Pike Street, Seattle, Washington 98101 .

Borrower hereby irrevocably grants, bargains, sells and conveys to Trustee in trust, with power of sale according to Washington law, all Borrower's estate, right, title, interest, claim and demand, now owned or hereafter acquired, in and to the following described property in SKAGIT County, Washington (the "Property", which term shall include all or any part of the Property, any improvements thereon and all the property described in Paragraph 2 of the Master Form Deed of Trust hereinafter referred to):

LOT 15, CAP SANTE PARK ADDITION TO ANACORTES, ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 4 OF PLATS, PAGE 52, RECORDS OF SKAGIT COUNTY, WASHINGTON;

SITUATED IN SKAGIT COUNTY, WASHINGTON.

Assessor's Property Tax Parcel Account Number(s): 37800000150000

TOGETHER WITH all the tenements, hereditaments and appurtenances, now or hereafter thereunto belonging or in any way appertaining, leases and other agreements for the use and occupancy pertaining thereto, 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 Lender to collect and apply such rents, issues and profits.

This Security Instrument shall constitute a security agreement under the Uniform Commercial Code of Washington between Borrower as debtor and Lender as secured party. Borrower grants a security interest to Lender in any of the Property which is personal property and also grants a security interest in the property described in Paragraph 3 of the Master Form Deed of Trust hereinafter referred to, now owned or hereafter acquired by Borrower (the Property, as defined above, and the property described in said Paragraph 3 are hereafter collectively referred to as the "Collateral").

Borrower's Initials ETC

THIS SECURITY INSTRUMENT IS FOR THE PURPOSE OF SECURING the following:

(a) Payment of the sum of

FOUR HUNDRED THOUSAND AND NO/100S \$400,000.00

(), with interest thereon according to the terms of a promissory note of even date herewith, payable to Lender or order and made by Borrower (the "Note", which term shall include

all notes evidencing the indebtedness secured by this Security Instrument, including all renewals, modifications or extensions thereof);

(b) Payment of any further sums advanced or loaned by Lender to Borrower, or any of its successors or assigns, if (1) the Note or other writing evidencing the future advance or loan specifically

states that it is secured by this Security Instrument, or (2) the advance, including costs and expenses incurred by Lender, is made pursuant to this Security Instrument or any other documents executed by

Borrower evidencing, securing, or relating to the Note and/or the Collateral, whether executed prior to, contemporaneously with, or subsequent to this Security Instrument (this Security Instrument, the Note

and such other documents, including any construction loan, land loan or other loan agreement, are hereinafter collectively referred to as the "Loan Documents"), together with interest thereon at the rate

set forth in the Note unless otherwise specified in the Loan Documents or agreed to in writing;

(c) Performance of each agreement, term and condition set forth or incorporated by reference in the Loan Documents, including without limitation the loan agreement of even date herewith, which are

incorporated herein by reference or contained herein.

THE MATURITY DATE OF THESE SECURED OBLIGATIONS, AS CONTAINED IN THE

LOAN DOCUMENTS, INCLUDING THE NOTE, IS April 25th, 2007

By executing and delivering this Security Instrument and the Note secured hereby, the parties

agree that all provisions of Paragraphs 1 through 69 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 Borrower 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 dates below shown,

in the Official Records of the offices of the County Auditors or County Records of the following

counties in the State of Washington according to the enumerated recordation designations appearing

below after the name of each county, to wit:

COUNTY	DRAWER, REEL,	BOOK OR VOLUME	PAGE NOS.)	FRAME OR	RECORDING OR	AUDITOR'S FILE NO.	DATE OF
ADAMS	229		260-271		239483		October 12, 1995
ASOTIN	636		65-76		217406		October 11, 1995
BENTON	1052		1633-1644		9510120008		October 11, 1995
CHALLAM	1111		694-705		729425		October 11, 1995
CLARK	3D		712-723		8601		October 11, 1995
COLUMBIA	1213		0637-0648		951012074		October 12, 1995
DOUGLAS	M444	[M.F. of O.R.]	09-20		307858		October 12, 1995
FERRY	0377		0564-0575		524669		October 11, 1995
FRANKLIN	0377		0564-0575		524669		October 11, 1995
GARFIELD	0377		0564-0575		524669		October 11, 1995
GRANT	068		1954-1965		951012004		October 11, 1995
GRAYS HARBOR	95		33136-33147		951012026		October 11, 1995
ISLAND	696		1410-1421		95016396		October 11, 1995
JEFFERSON	537		328-339		385505		October 11, 1995
KING	0879		2392-2403		9510100421		October 10, 1995
KITSAP	0879		2392-2403		9510130066		October 13, 1995
KITTITAS	370		717		586108		October 11, 1995
KLICKITAT	327		218		249676		October 11, 1995
LEWIS	672		350-361		9514582		October 11, 1995
LINCOLN	65		003034-003045		400875		October 11, 1995
MASON	688		144-155		615408		October 11, 1995
OKANOGAN	137		1089-1100		833848		October 11, 1995
PACIFIC	9510		559-570		62332		October 11, 1995
PEND ORIELLE	121		1099-1110		230779		October 12, 1995
PERCE	1163		2511-2522		9510110478		October 11, 1995
SAN JUAN	525		230-241		95101201		October 12, 1995
SKAGIT	1483		0372-0383		9510110046		October 11, 1995
SKAMANIA	152		860-871		123494		October 11, 1995
SNOHOMISH	3081		1623-1634		9510110189		October 11, 1995
SPOKANE	1781		1737-1748		9510110230		October 11, 1995
STEVENS	193		2376-2387		9510157		October 11, 1995
THURSTON	2464		702-713		9510110097		October 11, 1995
WAHIAKUM	104		0579-0590		45447		October 12, 1995
WALLA WALLA	234		1593-1604		9509789		October 11, 1995
WHATCOM	465		1133-1144		951011197		October 11, 1995
WHITMAN	1494		1819-1830		3110734	Microfilm No. 580488	October 11, 1995
YAKIMA	1494		1819-1830		3110734		October 11, 1995

A copy of such Master Form Deed of Trust has been furnished to the person executing this Security Instrument, and by executing this Security Instrument the Borrower acknowledges having received such Master Form Deed of Trust.

The Property which is the subject of this Security Instrument is not used principally or primarily for agricultural or farming purposes.

The undersigned Borrower requests that a copy of any Notice of Default and of any Notice of Sale hereunder, as required by Washington law in case of non-judicial foreclosure of a deed of trust, be mailed to Borrower at Borrower's address as hereinabove set forth.

Borrower agrees to obtain all insurance required from time to time by Lender and as elsewhere provided in the Loan Documents, including flood insurance. If Borrower fails to maintain such insurance satisfactory to the Lender, Lender may make the payment on behalf of the Borrower and any sums expended shall be added to principal and bear interest at the rate provided in the Note.

If the box preceding any of the following statements contains an "X", that statement is a part of this Security Instrument. If the box is not so checked, the corresponding statement is not part of this Security Instrument.

- ☐ Paragraph 49 of the Master Form Deed of Trust (which refers to the existence, if any, of an adjustable rate feature in the Note) is hereby deleted.
- ☒ The Note secured hereby evidences a construction loan or land loan but is not a combination Note. Paragraph 53 of the Master Form Deed of Trust is hereby deleted.
- ☐ The Note secured hereby is a combination construction loan/permanent loan Note. Refer to paragraph 53 of the Master Form Deed of Trust.
- ☐ The Property or a part thereof is a Condominium. Refer to paragraph 50 of the Master Form Deed of Trust.
- ☐ A fee owner and a leasehold owner of the Property, or a portion thereof, have executed this Security Instrument. Refer to paragraph 51 of the Master Form Deed of Trust
- ☐ The Property or a part thereof is a leasehold estate. Refer to paragraph 52 of the Master Form Deed of Trust.
- ☐ See also Schedule "A" of this Short Form Deed of Trust, attached hereto and incorporated herein by this reference.

WITNESS the hand(s) and seal(s) of the Borrower, and each of them if more than one, on the day and year first above written.

CHRISTENSON BUILDERS INC



ERIC T CHRISTENSON, PRESIDENT



200504270121
Skagit County Auditor

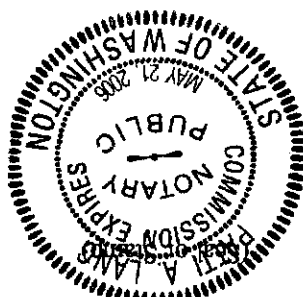
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(Over for notary acknowledgements)

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Skagit County Auditor

200504270121



My commission expires 5/1/06
residing at ANACORTES
Notary Public in and for the State of WASHINGTON
(Signature) [Signature]

Dated: 4/27/05
to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.
(Name of the Party on Behalf of Whom the Instrument was Executed)
CHRISTENSON BUILDERS INC
(Type of Authority, e.g., Officer, Trustee)

acknowledged it as the PRESIDENT
this instrument, on oath stated that (he/she/they) was/were authorized to execute the instrument and
is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed
[Name(s) of person(s)]

ERIC T CHRISTENSON
I certify that I know or have satisfactory evidence that

COUNTY OF SKAGIT
()
() ss.
()
STATE OF WASHINGTON

My commission expires _____
residing at _____
Notary Public in and for the State of _____
(Signature) _____

Dated: _____
this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes
is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed
[Name(s) of person(s)]

I certify that I know or have satisfactory evidence that
COUNTY OF _____
()
() ss.
()
STATE OF _____