

RETURN TO:

NIKOLA S. VOJKOVICH
CAROL A. VOJKOVICH
28094 TERESA SPRINGS ROAD
TOLLHOUSE, CA 93667



200508020083
Skagit County Auditor

8/2/2005 Page 1 of 4 1:29PM

DEED OF TRUST
(For use in the State of Washington Only)

FIRST AMERICAN TITLE CO.

85573-2

Reference # (if applicable) _____

Grantor(s):

THOMAS W. MOORE

Additional on Page: _____

SARA MOORE

Beneficiary(s):

NIKOLA S. VOJKOVICH

Additional on Page: _____

CAROL A. VOJKOVICH

Abbreviated Legal Description:

SECTION 13, TOWNSHIP 35, RANGE 5; PTN SW

Additional on Page: _____

NE, NW SE, NE SW AND S 1/2 NW

Assessor's Tax Parcel ID#

350513-0-005-004, 350513-3-002-0001**

THIS DEED OF TRUST, made July 25, 2005 between

THOMAS W. MOORE AND SARA MOORE, HUSBAND AND WIFE

GRANTOR, whose address is 15939 NE 83RD WAY, REDMOND, WA 98052

PACIFIC NORTHWEST TITLE COMPANY, a corporation, TRUSTEE, whose address is 215 Columbia Street Seattle, WA 98104

NIKOLA S. VOJKOVICH AND CAROL A. VOJKOVICH, HUSBAND AND WIFE,

BENEFICIARY, whose address is _____

WITNESSETH: Grantor hereby bargain(s), sell(s) and convey(s) to Trustee in Trust, with power of sale, the following described real property in SKAGIT County, Washington:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A".

**350513-1-007-0109; 350513-2-003-0101

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 is for the purpose of securing performance of each agreement of grantor herein contained, and payment of the sum of (\$ 14,000.00) FOURTEEN THOUSAND & 00/100

DOLLARS

with interest, in accordance with the terms of a promissory note of even date herewith, payable to Beneficiary or order, and made by Grantor(s), and all renewals, modifications and extensions of the note, and also such further sums as may be advanced or loaned by Beneficiary to Grantor, or any of the Grantor(s) successors or assigns, together with interest thereof at such rate agreed upon.

DUE DATE: The entire balance of the promissory note secured by the Deed of Trust, together with any and all interest accrued thereon, shall be due and payable in full on October 01, 2010.

To protect the security of this Deed of Trust, Grantor(s) covenant(s) and agree(s):

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 on the property; to restore promptly any building, structure or improvement on the property 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 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(s). 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(s) 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(s) fail to pay when due any taxes, assessments, insurance premiums, liens, encumbrances or other charges against the property. 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.

TWM gm
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 as may be necessary to fully satisfy the obligation secured by the Deed of Trust shall be paid to Beneficiary to be applied to said obligation.
9. By accepting payment of any sum secured by this Deed of Trust 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 Trustee shall reconvey all or any part of the property covered by the Deed of Trust to the person entitled thereon, on written request of the Grantor(s) 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(s) in the payment of any indebtedness secured by the Deed of Trust or in the performance of any agreement contained in this Deed of Trust, all sums secured by this Deed of Trust shall be immediately become due and payable at the option of the Beneficiary, subject to any cure period provided in the note secured by this Deed of Trust. 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 the sale, including a reasonable Trustee's fee and attorney's fee; (2) to the obligation secured by the Deed of Trust; and (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 all right, title and interest in the real and personal property which Grantor(s) had or had the power to convey at the time of the execution of this Deed of Trust, and such as Grantor(s) 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 purchaser and encumbrances for value.
13. The power of sale conferred by the 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 absence, death, incapacity, disability, or resignation of Trustee, or at the discretion of the Beneficiary, 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 an action or proceeding in which Grantor(s), Trustee, or Beneficiary shall be a part unless such action or proceeding is brought by Trustee.
15. This Deed of Trust applied to, inures to the benefit of, and is binding not only on the parties hereto, but on his/her/their devisees, legatee, 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.



200508020083
Skagit County Auditor

16.

ADDITIONAL TERMS AND CONDITIONS: (check one)

a. (**XX**) NONE

OR

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: July 25, 2005

Thomas W. Moore
THOMAS W. MOORE

Sara Moore
SARA MOORE

STATE OF WASHINGTON }
County of Kent } ss.

I hereby certify that I know or have satisfactory evidence that THOMAS W. MOORE AND SARA MOORE

(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.

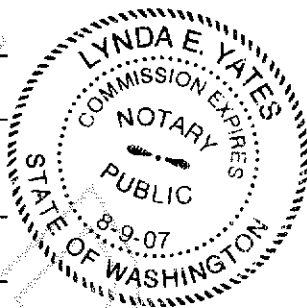
Dated: July 26, 2005

Lynda E. Yates
Notary Public in and for the State of Washington
Lynda E. Yates

Printed Name

Residing at Kent, WA

My appointment expires 8/9/07



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 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 evidence 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: _____



200508020083
Skagit County Auditor

Order No: 85573

Schedule "C"
Legal description

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":

The North $\frac{1}{2}$ of the West 660 feet of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 13, Township 35 North, Range 5 East, W.M., EXCEPT that portion lying within the following described premises:

Beginning at the Northeast corner of the Southwest $\frac{1}{4}$; thence West 720 feet; thence South 100 feet; thence East 1320 feet; thence North 100 feet; thence West 600 feet to the point of beginning.

EXCEPT Road.

Parcel "B":

That portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 13, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at the Northeast corner of the Southwest $\frac{1}{4}$ of Section 13; thence West 720 feet; thence South 100 feet; thence East 1320 feet; thence North 100 feet; thence West 600 feet to the point of beginning.

Parcel "C":

That portion of the Northwest $\frac{1}{4}$ of Section 13, Township 35 North, Range 5 East, W.M. lying South of the Great Northern Railway right of way.

Parcel "D":

That portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 13, Township 35 North, Range 5 East, W.M., lying South of the Great Northern Railway right of way and West of the East line of the Great Northern Railway Company's Trestle No. 37, extended South.

EXCEPTING from Parcels "A" and "B", that portion lying within the County road known as Minkler Road.



200508020083

Skagit County Auditor