

After recording, return to:

RBC CENTURA BANK
11011 Richmond Ave., Suite 850
Houston, TX 77042



200510210108
Skagit County Auditor

10/21/2005 Page 1 of 4 11:44AM

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LAND TITLE OF SKAGIT COUNTY

COVER PAGE

Title of Document: SHORT FORM DEED OF TRUST

Grantor: **LANDMARK BUILDING AND DEVELOPMENT, INC., a Washington corporation and THE GREAT AMERICAN DREAM, INC., a Washington corporation**

Grantee: **LAND TITLE COMPANY, (Trustee)**

Beneficiary: **RBC CENTURA BANK, a North Carolina banking corporation**

Abbreviated Descr: Lots 3-5, 44, 45, 47-49, Trumpeter Meadows

The full legal description is on page 1 - 3

Assessor's #s: 340416-1-010-0103
340416-0-022-0002
~~340416-0-023-0001~~

A handwritten signature in black ink, appearing to be a stylized 'K' or similar character.

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Houston, Texas 77042

SHORT FORM DEED OF TRUST

Loan No. 4107023027

THIS DEED OF TRUST is made this 19th day of October, 2005, between **LANDMARK BUILDING AND DEVELOPMENT, INC.**, a Washington Corporation and **THE GREAT AMERICAN DREAM, INC.**, a Washington corporation as Grantor, whose address is 632 Sunset Park Dr #700-G Sedro Woolley, WA 98284 and **LAND TITLE COMPANY** as Trustee, whose address is 111 East George Hopper Road Burlington, WA 98233 and **RBC CENTURA BANK**, a North Carolina banking corporation, as Beneficiary, whose address is 11011 Richmond Avenue, Suite 850, Houston, Texas 77042, attn: Mr. John DeSpain, Vice President.

GRANTOR hereby irrevocably grants, bargains and conveys to Trustee in trust, with power of sale, the following described real property in Skagit County, Washington, to-wit:

Lots 3-5, 44, 45, 47-49 inclusive, "PLAT OF TRUMPETER MEADOWS," as per plat recorded on October 12, 2005, under Auditor's File No. 200510120048, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Assessor's Property Tax Parcel/Account Number(s):
340416-1-010-0103
340416-0-022-0002
340416-0-023-0001

TOGETHER WITH all 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 set forth in the Master Deed of Trust hereinafter referred to, SUBJECT, HOWEVER, to the rights, powers 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 incorporated by reference or contained herein and payment of the sum of FIVE MILLION AND NO/100THS and No/100 Dollars (\$5,000,000.00) with interest thereon according to the terms of a promissory note dated September 28, 2005, executed by **LANDMARK BUILDING AND DEVELOPMENT, INC.**, a Washington corporation and **THE GREAT AMERICAN DREAM INC.**, a Washington corporation and payable to **RBC CENTURA BANK**, a North Carolina banking corporation and being payable to Beneficiary or order and made by Grantor; and all renewals, modifications and extensions thereof, and such further sums as may be advanced or loaned by Beneficiary to Grantor, or any other 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 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 hereby makes said covenants and agrees to fully



200510210108
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perform all of said provisions. The Master Form Deed of Trust above referred to was recorded on the date(s) specified, 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:

<u>County</u>	<u>Date Filed</u>	<u>Recorded at</u>
Skagit	October 13, 2005	200510130108

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 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 agricultural or farming purposes.

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

AML Representations, Warranties and Covenants: Grantor represents and warrants to Beneficiary as follows, and acknowledges that such representations and warranties shall be continuing representations and warranties from Grantor to Beneficiary:

(a) Grantor is and shall remain in compliance with foreign assets control regulations of the United States treasury Department (31 CFR, Subtitle B, Chapter V, as amended) and any other enabling legislation, regulations or executive orders relating thereto, and the Uniting and Strengthening America By Providing Appropriate Tools Required To Intercept and Obstruct Terrorism Act (USA Patriot Act of 2001), as amended, and any other enabling legislation, regulations or executive orders relating thereto; the Trading with the Enemy Act, as amended, and each of the

(b) Grantor is and shall remain in compliance with 31 U.S.C., Section 5313, as amended, 31 C.F.R. Section 103.22, as amended, and any similar laws or regulations involving currency transaction reports or disclosures relating to transactions in currency of more than \$10,000.00, or of more than any other minimum amount specified by any laws or regulations; and

(c) Grantor is not a person whose property or interest in property is blocked or subject to blocking pursuant to Section 1 of Executive Order 13224 of September 23, 2001 Blocking Property and Prohibiting Transactions With Persons Who Commit, Threaten to Commit, or Support Terrorism (66 Fed. Reg. 49079 (2001)), (ii) do not engage in any dealings or transactions prohibited by Section 2 of such executive order, or are otherwise associated with any such person in any manner violative of Section 2, or (iii) are not a person on the list of Specially Designated Nationals and Blocked Persons or subject to the limitations or prohibitions under any other U.S. Department of Treasury's Office of Foreign Assets Control regulation or executive order.

Grantor covenants and agrees with Beneficiary that no part of any loan proceeds or advances evidenced by or referenced in this document, and no part of any other amounts or sums derived from any property which secures repayment of such loan proceeds or advances, including, without limitation, any accounts, payment intangibles, money, rents, issues or profits, will be used, directly or indirectly, for any payments to any governmental official or employee, political party, official of a political party, candidate for political office, or anyone else acting in an official capacity, in order to obtain, retain or direct business or obtain any improper advantage, in violation of the United States Foreign Corrupt Practices Act of 1977, as amended.



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