



200512150129
Skagit County Auditor

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AFTER RECORDING MAIL TO:
Lake Tyee
4571 Burpee Hill Road
Concrete, WA 98237

Reference No.:

Filed for Record at Request of:
Land Title Company Of Skagit County
Escrow Number: 119034-k

LAND TITLE OF SKAGIT COUNTY

DEED OF TRUST

(For use in the State of Washington only)

Grantor(s): **Linda L. Brown**
Beneficiary: **Lake Tyee**
Trustee: **Land Title Company Of Skagit County**
Abbreviated Legal: **Lot A-42, Lake Tyee Div. 3.**
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): **P79840/4357-001-042-0009**

THIS DEED OF TRUST, made this 21st day of November, 2005 between **Linda L. Brown, a married woman, as her separate property, GRANTOR, whose address is C/O 598 N.E. Camano, Camano Island, WA 98282, Land Title Company Of Skagit County, TRUSTEE, whose address is 111 East George Hopper Road P.O. Box 445, Burlington, WA 98233 and Lake Tyee, a Washington Corporation BENEFICIARY, whose address is 4571 Burpee Hill Road, Concrete, WA 98237.**

WITNESSETH: Grantor hereby bargains, sells, and conveys to Trustee in trust, with power of sale, the following described real property in Skagit County, Washington:

Lot A-42, "LAKE TYEE DIVISION NO. III," as per plat recorded in Volume 11 of Plats, pages 68 through 74, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

which real property is not used principally for agricultural 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 of the property.

This Deed of Trust is for the purpose of securing performance of each agreement of Grantor(s) herein contained in this Deed of Trust, and payment of the sum of **FIVE THOUSAND FIVE HUNDRED AND NO/100 Dollars (\$ 5,500.00)** 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 of the note, and also such further sums as may be advanced or loaned by Beneficiary to Grantor(s), or any of the Grantor(s)' successors or assigns, together with interest thereon at the rate agreed upon.

DUE DATE: The entire balance of the promissory note secured by this Deed of Trust, together with any and all interest accrued thereon, shall be due and payable in full on **December 14 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 of the property; 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 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 secured by this Deed of Trust 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.

16. ADDITIONAL TERMS AND CONDITIONS: (check one)

a. NONE

READ AND CONTENT APPROVED:

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: November 21, 2005

Linda L. Brown
Linda L. Brown

State of Washington }
County of Snohomish } SS:

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

Dated: 12-12-2005

Ronald W. Rosenkranz



Notary Public in and for the State of Washington
Residing at: Snohomish WA
My appointment expires: MARCH 29th 2007

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 said 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 evidences 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 _____,



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