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200605230093
Skagit County Auditor

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AFTER RECORDING MAIL TO:
James Grenz And W. Kay Grenz, Husband And Wife
22715 Knapp Road
Mount Vernon, WA 98273

Reference No.:

Filed for Record at Request of:
Land Title Company of Skagit
Escrow Number: 120750-SE

LAND TITLE OF SKAGIT COUNTY

SECOND DEED OF TRUST

(For use in the State of Washington only)

Grantor(s): **YOUTHNET, a Washington public benefit corporation**
Beneficiary: **James Grenz And W. Kay Grenz, Husband And Wife**
Trustee: **Land Title Company of Skagit**
Abbreviated Legal: **Ptn Blk. 16, Ball & Ledger's First Add to Mount Vernon**
Additional legal(s) on page: 4
Assessor's Tax Parcel Number(s): **3702-016-010-0009, P52221**

THIS DEED OF TRUST, made this 18th day of May, 2006 between **YOUTHNET, a Washington public benefit corporation, GRANTOR**, whose address is 125 N. 5th Street, Mount Vernon, WA 98273, **Land Title Company of Skagit, TRUSTEE**, whose address is P.O. Box 445 111 East George Hopper Road, Burlington, WA 98233 and **JAMES GRENZ and W. KAY GRENZ, Husband And Wife BENEFICIARY**, whose address is 22715 Knapp Road, Mount Vernon, WA 98273.

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

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

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 **ONE HUNDRED THOUSAND AND NO/100 Dollars (\$100,000.00)** 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 **May 23, 2007**.

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.
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 by this Deed of Trust 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 by this Deed of Trust, 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.

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 this 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 this Deed of Trust to the person entitled thereto, 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 this 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 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 this 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 encumbrancers for value.

13. 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.

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 party unless such action or proceeding is brought by the Trustee.

15. This Deed of Trust applies to, inures to the benefit of, and is binding not only on the parties hereto, but on his/her/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.

16. **ADDITIONAL TERMS AND CONDITIONS:** (check one)

a. NONE



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EXHIBIT A

PARCEL "A":

Lots 6, 7 and 8, Block 16, "BALL & LEDGER'S FIRST ADDITION TO MOUNT VERNON", as per plat recorded in Volume 1 of Plats, page 1, records of Skagit County, Washington.

EXCEPT the South 10 feet of said Lot 6.

TOGETHER WITH the vacated East 12 ½ feet of Third Street adjoining said property on the West.

EXCEPT that portion condemned for State Highway No. 1 by decree entered on July 2, 1954, in Superior Court for Skagit County Cause No. 22607, records of Skagit County, Washington.

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

PARCEL "B":

That portion of Block 16, "BALL & LEDGER'S FIRST ADDITION TO MOUNT VERNON", as per plat recorded in Volume 1 of Plats, page 1, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of said Block 16;
thence South along the East line of said Block 16, 60 feet;
thence West 162.5 feet to the East line of Third Street, as established in the City of Mount Vernon;
thence North along the East line of Third Street, 60 feet to the South line of Fulton Street;
thence East along the South line of Fulton Street 162.5 feet to the point of beginning; (also sometimes being known as Lots 9 and 10, Block 16, Ball & Ledger's First Addition to Mt. Vernon, and that portion of the Vacated East 12.5 feet of Third Street adjoining said Lot),

EXCEPT that portion thereof conveyed to the State of Washington for highway purposes by deed recorded May 28, 1954, under Auditor's File No. 502169, records of Skagit County, Washington.

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

EXCEPTING from both Parcels A and B above, that portion conveyed to the State of Washington by deed recorded July 29, 2003, under Auditor's File No. 200307290160.



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