

AFTER RECORDING RETURN TO:

Washington Federal Savings

Mount Vernon Office

PO Box 639

Mount Vernon WA 98273

Attention: Al Collins



200606080105

Skagit County Auditor

6/8/2006 Page

1 of

4 3:15PM

Loan Number 013 207 317585-8

SHORT FORM DEED OF TRUST

THIS DEED OF TRUST ("Security Instrument") is made June 6th, 2006 between
LANDMARK BUILDING AND DEVELOPMENT, INC., A WASHINGTON CORPORATION

as Grantor ("Borrower"), whose
address is 638 SUNSET PARK DR STE 215, SEDRO WOOLLEY WA 98284; 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 4, "ELK HAVEN ESTATES", AS RECORDED AUGUST 6, 2002 UNDER AUDITOR'S FILE
NO. 200208060083, RECORDS OF SKAGIT COUNTY, WASHINGTON.

FIRST AMERICAN TITLE CO.

B88210E

Assessor's Property Tax Parcel Account Number(s): 47970000040000 P119383

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

LA

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

(a) Payment of the sum of NINETY THREE THOUSAND SEVEN HUNDRED FIFTY AND NO/100S DOLLARS

(\$93,750.00), 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 June 6th, 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	ADAMS	229	260-271	FRAME OR PAGE NOS.)	RECORDING OR AUDITOR'S FILE NO.	DATE OF RECORDING
ASOTIN	BENTON	636	65-76	95-23049	217406	October 11, 1995
CLALLAM	CHELAN	1052	1633-1644	9510120008	729425	October 11, 1995
CLARK	CLATSOP	1111	694-705	729425	9510110089	October 11, 1995
COLUMBIA	COWITZ	3D	712-723	8601	951012074	October 11, 1995
COWITZ	DOUGLAS	1213	0637-0648	09-20	307858	October 12, 1995
DOUGLAS	FERRY	M444	09-20	232892	524669	October 11, 1995
FERRY	FRANKLIN	[M.F. of O.R.]	0564-0575	3317	951012004	October 11, 1995
FRANKLIN	GRANT	0377	0564-0575	95	951012026	October 11, 1995
GARFIELD	GRAY HARBOR	068	1954-1965	696	95016396	October 11, 1995
GRANT	JEFFERSON	95	33136-33147	537	385505	October 11, 1995
GRAY HARBOR	KING	696	1410-1421	9510100421	9510130066	October 10, 1995
JEFFERSON	KITTSAP	537	328-339	2392-2403	586108	October 13, 1995
KING	KITTSAP	0879	2392-2403	717	249676	October 11, 1995
KITTSAP	LEWIS	370	717	350-361	9514582	October 11, 1995
KLICKITAT	LINCOLN	327	218	003034-003045	400875	October 11, 1995
LEWIS	MASON	672	350-361	144-155	615408	October 11, 1995
LINCOLN	OKANOGAN	65	003034-003045	1089-1100	833848	October 11, 1995
MASON	PACIFIC	688	144-155	559-570	62332	October 11, 1995
OKANOGAN	PEND ORIELLE	137	1089-1100	1099-1110	230779	October 12, 1995
PACIFIC	PIERCE	9510	559-570	2511-2522	9510110478	October 11, 1995
PEND ORIELLE	SAN JUAN	121	1099-1110	230-241	95101201	October 12, 1995
PIERCE	SKAGIT	1163	2511-2522	0372-0383	9510110046	October 11, 1995
SAN JUAN	SKAMANIA	525	230-241	860-871	123494	October 11, 1995
SKAGIT	SNOHOMISH	1483	0372-0383	1623-1634	9510110189	October 11, 1995
SKAMANIA	SPOKANE	152	860-871	1737-1748	9510110230	October 11, 1995
SNOHOMISH	STEVENS	3081	1623-1634	2376-2387	9510157	October 11, 1995
SPOKANE	THURSTON	1781	1737-1748	702-713	9510110097	October 11, 1995
STEVENS	WAHIAKUM	193	2376-2387	0579-0590	45447	October 12, 1995
THURSTON	WALLA WALLA	2464	702-713	1593-1604	9509789	October 11, 1995
WAHIAKUM	WHATCOM	104	0579-0590	1133-1144	951011197	October 11, 1995
WALLA WALLA	WHITMAN	234	1593-1604	1819-1830	3110734	October 11, 1995
WHATCOM	YAKIMA	465	1133-1144		Microfilm No. 580488	October 11, 1995
WHITMAN		1494	1819-1830			
YAKIMA						



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.

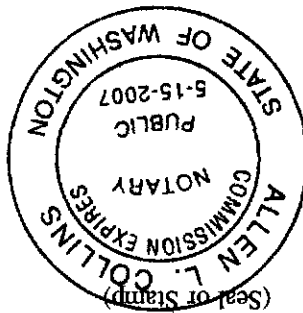
WITNESS the hand(s) and seal(s) of the Borrower, and each of them if more than one, on the day and year first above written.

LANDMARK BUILDING & DEVEL INC

JOHN ELLIS, PRESIDENT

(Over for notary acknowledgements)





My commission expires 05-15-2007
residing at Mount Vernon
Notary Public in and for the State of Washington
(Signature)

Dated: June 8, 2006
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)
LANDMARK BUILDING AND DEVELOPMENT, 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)]

JOHN ELLIS
I certify that I know or have satisfactory evidence that

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss.
)

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

Dated: _____
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 the instrument.
[Name(s) of person(s)]

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