

When recorded return to:

Martin G. Addicott
109 Bear Creek Lane
Bellingham, WA 98229



200606200074
Skagit County Auditor

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Filed for Record at Request of
Des Moines Escrow, Inc.
Escrow Number: 5827

FIRST AMERICAN TITLE CO.

87204-2

DEED OF TRUST

(For use in the State of Washington only)

THIS DEED OF TRUST, made this 14th day of June, 2006 between Candice D. Warren, an unmarried person, GRANTOR, whose address is 18 East Lariat Lane, Rolling Hills Estate, CA 90274, DES MOINES ESCROW, INC, TRUSTEE, whose address is 22024 MARINE VIEW DRIVE SOUTH, SUITE 201, DES MOINES, WA 98198, and Martin G. Addicott and Betty J. Addicott, husband and wife, BENEFICIARY, whose address is 109 Bear Creek Lane, Bellingham, WA 98229.

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

Abbreviated Legal:

SECTION 2, TOWNSHIP 36, RANGE 3; PTN. GOV. LOT 2 AND SW NE, records of Skagit County, Washington.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 360302-0-006-0007 (P47581), 360302-0-006-0100 (P118339)

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 herein contained in this Deed of Trust, and payment of the sum of ONE MILLION EIGHTY THOUSAND AND NO/100 Dollars (\$1,080,000.00) 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, 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 JUNE 15, 2007.

To protect the security of this Deed of Trust, Grantor covenants and agrees:

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. 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 in insurance policies then in force shall pass to the purchaser at the foreclosure sale.

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b. x 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: June 14, 2006

Candice D. Warren
Candice D. Warren

State of California, WA }
County of King } SS:

I certify that I know or have satisfactory evidence that **Candice D. Warren**

is/are the person(s) who appeared before me, and said person(s) acknowledged that she
signed this instrument and acknowledge it to be her free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 6/14/06
SUSAN M. BERRY
STATE OF WASHINGTON
NOTARY — — PUBLIC
MY COMMISSION EXPIRES 04-23-08

[Signature]
Notary Public in and for the State of California WA
Residing at: R. Lando
My appointment expires: 4/23/08

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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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:

That part of Government Lot 2 and of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 2, Township 36 North, Range 3 East, W.M., lying Northwesternly of a straight line running South $22\frac{1}{2}^{\circ}$ West from the Northeast corner of said Government Lot 2 to the Southwest corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$.



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