

**When recorded return to:**

Russel John Hermes  
Hermes Law Firm, PSC  
1812 Hewitt Avenue  
Everett, Washington 98201



200611200147

Skagit County Auditor

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**DEED OF TRUST**

Grantors: SAM SHEPARD, a Single Man, and SARINA L. LAUBACH,  
A Single Woman

Grantees: CRAIG SHEPARD and KATHLEEN SHEPARD, Husband and Wife

Legal  
Description: Lot 1 of Short Plat No. 01-0151, Recorded May 10, 2001, Under Auditor's  
File No. 200105100117, records of Skagit County, Washington; and being a  
Portion of the Southeast Quarter of Section 29, Township 33 North, Range 4  
East, W.M.

Add'l Legal  
on page: P. 2

Assessor's Tax  
Parcel ID#: 330429-007-0400 P118152

References Nos.  
of Documents  
Released or Assigned: None

THIS DEED OF TRUST, made this 10<sup>th</sup> day of November, 2006,  
between SAM SHEPARD, A Single Man, and SARINA L LAUBACH, A Single Woman,  
GRANTORS, whose address is: 19851 Bella Vista Lane, Mount Vernon, Skagit County,  
Washington 98274, LAND TITLE COMPANY OF SKAGIT COUNTY, TRUSTEE, whose

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address is 111 E. George Hopper Rd., Burlington, Skagit County, Washington, and CRAIG SHEPARD and KATHLEEN SHEPARD, Husband and Wife, BENEFICIARIES, whose address is: B.O. Box 279, Silvana, Snohomish County, Washington 98287,

WITNESSETH: Grantors hereby bargain, sell and convey to Trustee in Trust, with power of sale, the following described real property in Snohomish County, Washington:

Lot 1 of Short Plat No. 01-0151, Recorded May 10, 2001, Under Auditor's File No. 200105100117, records of Skagit County, Washington; and being a Portion of the Southeast Quarter of Section 29, Township 33 North, Range 4 East, W.M.

which real property is not used principally for agricultural or farming 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 thereof.

This deed is for the purpose of securing performance of each agreement of Grantors herein contained and payment of the sum of Sixty Thousand Five Hundred Seventy Four Dollars and No/100's (\$60,574.00) with interest, in accordance with the terms of a promissory executed of even date hereof, payable to Beneficiary or order, and made by Grantors, and all renewals, modifications and extensions thereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantors, or any of their assigns, together with interest thereon at such rate as shall be agreed upon.

**To protect the security of this Deed of Trust, Grantors covenant and agree:**

1. To keep the property in good condition and repair; to permit no waste thereof; to complete any building, structure or improvement being built or about to be built thereon; to restore promptly any building, structure or improvement thereon 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 described herein 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 Grantors. The amount collected under any insurance policy

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may be applied upon any indebtedness hereby secured 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 Grantors 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 hereby and Trustee's and attorney's fees actually incurred, as provided by statute.

6. Should Grantors fail to pay when due any taxes, assessments, insurance premiums, liens, encumbrances or other charges against the property hereinabove described, Beneficiary may pay the same, and the amount so paid, with interest at the rate set forth in the note secured hereby, shall be added to and become a part of the debt secured in this Deed of Trust.

7. That other than as expressed in this Deed of Trust, there exist no senior liens or encumbrances upon the title, or claims of ownership, known to Grantors upon the real property who have or may assert a prior or paramount interest to that of the Beneficiary pursuant to this Deed of Trust.

**IT IS MUTUALLY AGREED THAT:**

1. 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 hereby, shall be paid to Beneficiary to be applied to said obligation.

2. By accepting payment of any sum secured hereby 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.

3. 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 Grantors and the Beneficiary, or upon satisfaction of the obligation secured and written request for reconveyance made by the Beneficiary or the person entitled thereto.

4. Upon default by Grantors in the payment of any indebtedness secured hereby or in performance of any agreement contained herein, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In such event and upon written request of Beneficiary, Trustee shall sell the trust property, in accordance with Deed of Trust Act of the State of Washington, at public auction to the highest bidder. Any person except Trustee may bid at

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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; (3) the surplus, if any, shall be distributed to the persons entitled thereto.

5. Trustee shall deliver to the purchaser at the sale its deed, without warranty, which shall convey to the purchaser the interest in the property which Grantors had or had the power to convey at the time of their execution of this Deed of Trust, and such as they 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 encumbrances for value.

6. 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.

7. In the event of the death, incapacity, disability or resignation of Trustee, 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 any action or proceeding in which Grantors, Trustee or Beneficiary shall be a party unless such action or proceeding is brought by the Trustee.

8. This Deed of Trust applies to, inures to the benefit of, and is binding not only on the parties hereto, but on their heirs, devisees, legatees, administrators, executors, assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not named as Beneficiary herein.

**GRANTORS:**

  
\_\_\_\_\_  
SAM SHEPARD

  
\_\_\_\_\_  
SARINA L. LAUBACH

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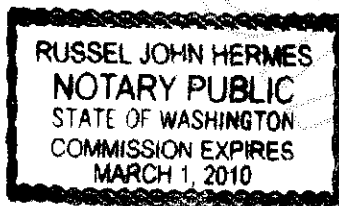
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STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SNOHOMISH )

I certify that I know or have satisfactory evidence that SAM SHEPARD and SARINA LAUBACH are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 10<sup>th</sup> day of November, 2006.



Printed Name: Russel John Hermes  
NOTARY PUBLIC in and for the  
State of Washington  
Residing at: Everett, WA  
Commission Expires: 3-1-2010

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**REQUEST FOR FULL RECONVEYANCE**

*Do not record. To be used only when note has been paid.*

TO: TRUSTEE

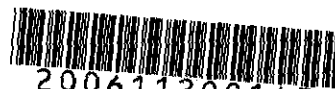
The undersigned is the legal owner and holder of the note and all other indebtedness secured by the within Deed of Trust. Said note, together with all other indebtedness secured by said Deed of Trust, has been fully paid and satisfied: and you are hereby requested and directed, on payment to you of any 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: \_\_\_\_\_.

**BENEFICIARY**

Printed Name: \_\_\_\_\_

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