

When recorded mail to:
First American Title Insurance
Lenders Advantage
1100 Superior Avenue, Suite 200
Cleveland, Ohio 44114
Attn: RECORDING COORDINATORS



200612260117
Skagit County Auditor

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Tax Parcel No: P37817
Title Order No: WILD
Reference No: 325.0000140804.02

10984247
DEED OF TRUST
THIS DEED OF TRUST, made this 18th day of December, 2006, between
GRANTOR(S) JEFFREY D. GRIZZEL AND AMY J. GRIZZEL, HUSBAND AND WIFE

10466 COLLINS ROAD SEDRO WOOLLEY, WA 98284

FIRST AMERICAN TITLE CO.

Wild

ACCOMMODATION RECORDING ONLY

TRUSTEE(S) TRUSTEE SERVICES, INC.
PO BOX 2980 SILVERDALE WA 98383

and School Employees Credit Union of Washington, Beneficiary, whose address is:
325 Eastlake Avenue East, Seattle WA 98109-5466.

Witnesseth: Grantor hereby bargains, sells and conveys to Trustee in Trust, with power of sale, the following described real property in SKAGIT County, Washington.

ABBRV LEGAL:

PARCEL A LOT 1 SP 92-021 BK 10 PG 102 AND 103 A'S 9207150053

PTN SE 1/4 NW 1/4 SEC 27 T35N R4E WM

PARCEL B LOT 3 SP 95-029 VOL 12 PG 59 AND 60 A'S 9512290029

PTN SE 1/4 NW 1/4 SEC 27 T35N R4E WM

See Attached Legal:

which real property is not used principally for agriculture 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 the Grantor herein contained, and payment of the sum of Twenty Thousand and 00/100 DOLLARS

Dollars (\$20,000.00) 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 thereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantor, or any of their successors or assigns, together with interest thereon at such rate as shall be agreed upon.

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

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, regulation, 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 building 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 beneficiary as its interest may appear and then to the Grantor. The amount collected under any insurance policy 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 Grantor in insurance policies then in force shall pass to the purchaser at the foreclosure sale.

4. To defend any action or proceedings to foreclose this Deed of Trust. In the event of foreclosure, all rights of the 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 Grantor 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.

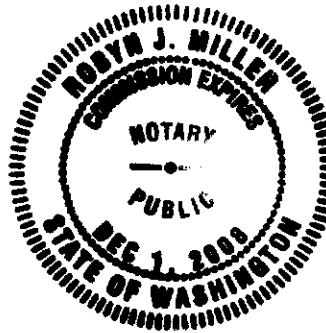
(continued on reverse side)

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 thereof as may be necessary to fully satisfy the obligation secured hereby, shall be paid to Beneficiary to be applied to such 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 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 Grantor in the payment of any indebtedness secured hereby or in the 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 or Trustee's authorized agent shall sell the trust property, in accordance with the Deed of Trust Act of the state of Washington (as amended) at public auctioned 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; (3) the surplus, if any, shall be distributed to the persons entitled thereto or shall be deposited (less clerk's filing fee) with the clerk of the superior court of the county in which the sale takes place.
5. Trustee shall deliver to the purchaser at the sale its deed, without warranty, which shall convey to the purchase the interest in the property which Grantor has or had the power to convey at the time of his execution of this Deed of Trust, and such as he may have acquired thereafter. Trustee's deed shall recite the facts showing that the sale was conducted in compliance and conclusive evidence thereof in favor of bonafide purchasers and encumbrancers 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 shall 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 Grantor, Trustee, or Beneficiary shall be a party unless such action or proceeding is brought by the Trustee.
8. This Deed of Trust applied to, insures, to the benefit of and is binding not only on the parties hereto, but on their heirs, devisees, legatees, administrators, executors, successors, and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not names as Beneficiary herein.

X

X



STATE OF WASHINGTON
COUNTY OF

Skagit

I certify that I know or have satisfactory evidence that Jeffrey D. Grizzel & Amy Grizzel
is (are) the person(s) who appeared before me, and said person(s) acknowledged that
they signed this instrument and acknowledged it to be a free and
voluntary act for the uses and purposes mentioned in the instrument.

Dated December 20

2006

Robyn J. Miller
Notary Public

My appointment expires

December 1, 2008

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 _____

School Employees Credit Union of Washington

By _____

Financial Management Representative

GRIZZEL
10984247

WA

FIRST AMERICAN LENDERS ADVANTAGE
DEED OF TRUST



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Skagit County Auditor

PARCEL A:

LOT 1, SHORT PLAT NO. 92-012, APPROVED JULY 14, 1992, RECORDED JULY 15, 1992 IN BOOK 10 OF SHORT PLATS, PAGES 102 AND 103, UNDER AUDITOR'S FILE NO. 9207150053 AND BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN.

TOGETHER WITH A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND ACCESS THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, WHICH IS THE POINT OF BEGINNING;
THENCE NORTH 0 DEGREES 30 MINUTES 30 SECONDS WEST, A DISTANCE OF 20 FEET;
THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 165 FEET;
THENCE SOUTHERLY, A DISTANCE OF 20 FEET TO THE NORTHWEST CORNER OF LOT 1;
THENCE EASTERLY ALONG THE NORTH LINE OF LOT 1 TO THE POINT OF BEGINNING.

PARCEL B:

THAT PORTION OF LOT 3, SKAGIT COUNTY SHORT PLAT NO. 95-029, APPROVED DECEMBER 20, 1995 AND RECORDED DECEMBER 29, 1995 IN VOLUME 12 OF SHORT PLATS, PAGES 59 AND 60, UNDER AUDITOR'S FILE NO. 9512290029, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3, SHORT PLAT



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NO. 95-029; THENCE NORTH 0 DEGREES 30 MINUTES 30 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 3, ALSO BEING THE WESTERLY RIGHT OF WAY MARGIN OF COLLINS ROAD, 94.24 FEET TO A NORTHEAST CORNER OF SAID LOT 3, ALSO BEING THE SOUTHEAST CORNER OF LOT 1, SHORT PLAT NO. 92-012, APPROVED JULY 14, 1992 AND RECORDED JULY 15, 1992 IN VOLUME 10 OF SHORT PLATS, PAGES 102 AND 103, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9207150053, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN AND BEING THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89 DEGREES 35 MINUTES 13 SECONDS WEST, 165.00 FEET ALONG THE SOUTH LINE OF SAID LOT 1, SHORT PLAT NO. 92-012, ALSO BEING A NORTH LINE OF SAID LOT 3, SHORT PLAT NO. 95-029 TO THE SOUTHWEST CORNER OF SAID LOT 1, SHORT PLAT NO. 92-012;
THENCE NORTH 0 DEGREES 30 MINUTES 30 SECONDS WEST, 94.00 FEET ALONG THE WEST LINE OF SAID LOT 1, SHORT PLAT NO. 92-012, ALSO BEING AN EAST LINE OF SAID LOT 3, SHORT PLAT NO. 95-029 TO A COMMON CORNER THEREOF;
THENCE NORTH 82 DEGREES 40 MINUTES 05 SECONDS WEST, 25.24 FEET ALONG THE NORTH LINE OF SAID LOT 3, SHORT PLAT NO. 95-029;
THENCE SOUTH 0 DEGREES 30 MINUTES 30 SECONDS EAST, 102.40 FEET;
THENCE NORTH 89 DEGREES 35 MINUTES 13 SECONDS EAST, 190.00 FEET, MORE OR LESS, TO THE EAST LINE OF SAID LOT 3, SHORT PLAT NO. 95-029 AT A POINT BEARING SOUTH 0 DEGREES 30 MINUTES 30 SECONDS EAST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 0 DEGREES 30 MINUTES 30 SECONDS WEST, 5.00 FEET ALONG THE SAID EAST LINE OF LOT 3, SHORT PLAT NO. 95-029 TO THE TRUE POINT OF BEGINNING.

SITUATED IN THE COUNTY OF SKAGIT AND STATE OF WASHINGTON.



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