

When recorded return to:

Rivkah Sweedler
570 Pickett's Lane
Olga, WA 98279



200707100095

Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: 125754-SWE

Grantor: **David M. Sansone and John C. Bromet**
Beneficiary: Rivkah Sweedler

LAND TITLE OF SKAGIT COUNTY

DEED OF TRUST

(For use in the State of Washington only)

THIS DEED OF TRUST, made this 3rd day of July, 2007 between **David M. Sansone, an unmarried individual, who appears of record as David Sansone, as his separate estate, and John C. Bromet, an unmarried individual, who also appears of record as John Bromet, as his separate estate, GRANTOR**, whose address is **P.O. Box 132, Rockport, WA 98283**, **Land Title Company of Skagit, TRUSTEE**, whose address is **P.O. Box 445, 111 East George Hopper Road, Burlington, WA 98233** and **RIVKAH SWEEDLER BENEFICIARY**, whose address is **570 Pickett's Lane Olga, WA 98279**.

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: **Ptn GL 8 & NE 1/4 Of NW 1/4, 29-35-10 E WM**

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): **351029-0-014-0107, P45631, 351029-2-002-0008, P45636, 351029-2-002-0305, P45639**

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 Grantor herein contained, and payment of the sum of **SIXTY FIVE THOUSAND AND NO/100 Dollars (\$65,000.00)** 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, 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 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 herein above 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.

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 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 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.

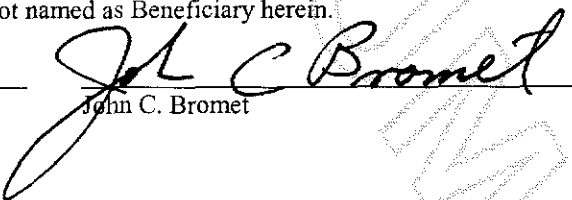
5. Trustee shall deliver to the purchaser at the sale its deed, without warranty, which shall convey to the purchaser the interest in the property which Grantors had or had the power to convey at the time of his execution of this Deed of Trust, and such as he may have acquired thereafter. Trustee's deed shall recite the facts showing that the sale was conducted in compliance 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, and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not named as Beneficiary herein.


David M. Sansone


John C. Bromet

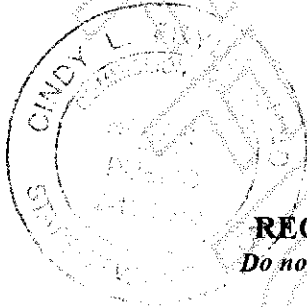


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State of Washington
County of Skagit } SS:

I certify that I know or have satisfactory evidence that **David M. Sansone and John C. Bromet**
the person(s) who appeared before me, and said person(s) acknowledged that he/she/they
signed this instrument and acknowledge it to be his/her/their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 7-3-07



Cindy L. Frydenlund
Cindy Frydenlund
Notary Public in and for the State of Washington
Residing at: Mount Vernon
My appointment expires: 2/15/2010

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 _____,

Mail reconveyance to: _____

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures. Both must be delivered to the Trustee before cancellation will be made.



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Exhibit "A"

That portion of the Northwest $\frac{1}{4}$ of Section 29, Township 35 North, Range 10 East, W.M., described as follows:

Beginning at the Northwest corner of said Section 29, as shown upon that certain Short Plat No. 112-79, recorded in Volume 4 of Short Plats, page 55, records of Skagit County, Washington;
thence South $47^{\circ}54'35''$ East, 1,563.18 feet to the Northwest corner of that certain tract of land described under Auditor's File No. 625117;
thence Southeasterly, parallel to the North line of Conrad Road "as -built", along a curve to the right, having a radius of 1,092.43 feet, the radial bearing being South $12^{\circ}07'46''$ West, through a central angle of $04^{\circ}23'47''$, for an arc distance of 83.82 feet to a point on the centerline of the abandoned Seattle City Light Railroad right-of-way;
thence along said centerline the following four courses and distance: North $33^{\circ}59'43''$ East 535.47 feet; Northeasterly along a curve to the right, having a radius of 955.37 feet, through a central angle of $18^{\circ}35'48''$, for an arc distance of 310.09 feet; North $52^{\circ}35'31''$ East 873.81 feet; Northeasterly along a curve to the right, having a radius of 955.37 feet, through a central angle of $00^{\circ}27'10''$, for an arc distance of 7.55 feet to the North line of said Northwest $\frac{1}{4}$ of Section 29;
thence South $86^{\circ}50'14''$ West, along the North line of said Northwest $\frac{1}{4}$, for a distance of 2,456.16 feet to the point of beginning.

EXCEPT the East 3.00 acres conveyed in Boundary Line Adjustment Deed recorded April 11, 2006 under Skagit County Auditor's File No. 200604110008 being a portion of the Northwest $\frac{1}{4}$ of Section 29, Township 35 North, Range 10 East, W.M., and bounded as follows: On the North by the North line of said Section 29; on the Southeast by the centerline of the abandoned Seattle City Light Railroad Right-of-Way; on the West by a line that is parallel with the West line of said Section 29 and extends from the centerline of the Seattle City Light Railroad Right-of-Way to the North line of said Section 29.

TOGETHER WITH a non-exclusive easement 60 feet in width lying 30 feet on either side of a centerline described as follows:

A strip of land 30 feet in width in the Northwest $\frac{1}{4}$ of Section 29, Township 35 North, Range 10 East, W.M., the centerline of which is described as follows:

Beginning at the intersection of the centerline of Conrad Road with the West line of said Northwest $\frac{1}{4}$ as shown upon that certain Short Plat No. 112-79, recorded in Volume 4 of Short Plats, page 55, records of Skagit County, Washington;
thence North $74^{\circ}58'24''$ East 1,099.71 feet to the intersection of the North right-of-way line of "as-built" Conrad Road with the centerline of the abandoned Seattle City Light Railroad right-of-way and the point of beginning of herein described centerline, said point of beginning also being a point on the South line of that certain tract of land described under Auditor's File No. 625117;
thence North $33^{\circ}59'43''$ East, along said Railroad right-of-way centerline, for a distance of 339.41 feet to a point on the North line of that certain tract of land described under Auditor's File No. 625117 and the terminus of herein described centerline.

(The Basis of Bearings of this description is that certain Short Plat No. 112-79, recorded in Volume 4 of Short Plats at page 55, records of Skagit County, Washington.)

Situate in the County of Skagit, State of Washington.



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