


AFTER RECORDING RETURN TO:  
Washington Federal Savings  
COMMERCIAL LOANS-WA Office  
425 Pike Street  
Seattle WA 98101  
Attention: \_\_\_\_\_

  
200707260076  
Skagit County Auditor  
7/26/2007 Page 1 of 711:53AM

LAND TITLE OF SKAGIT COUNTY

126373-DAC

Loan Number 050 205 332746-7

### SHORT FORM DEED OF TRUST

THIS DEED OF TRUST ("Security Instrument") is made July 18th, 2007 between  
STEVEN J. MORRIS, AS HIS SEPARATE PROPERTY

\_\_\_\_\_ as Grantor ("Borrower"), whose  
address is 11455 WHISTLE LAKE ROAD, ANACORTES WA 98220; 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):

**SEE EXHIBIT "A" OF THIS DOCUMENT FOR THE COMPLETE LEGAL DESCRIPTION AND BY THIS REFERENCE INCORPORATED HEREIN.**

Assessor's Property Tax Parcel Account Number(s): 34041701850004

P+N SW 1/4 of NE 1/4, 17-34-4 E. W.M.

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 SM

(a) Payment of the sum of FIVE HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS (\$570,000.00), 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 August 15th, 2017

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 Recorders 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	DRAWER, REEL, BOOK OR VOLUME	FRAME OR PAGE NOS.	RECORDING OR AUDITOR'S FILE NO.	DATE OF RECORDING
ADAMS	229	260-271	239483	October 12, 1995
ASOTIN			217406	October 11, 1995
BENTON	636	65-76	95-23049	October 12, 1995
CHELAN	1052	1633-1644	951012008	October 11, 1995
CLALLAM	1111	694-705	729425	October 11, 1995
CLATSOP			9510110089	October 11, 1995
COLUMBIA	3D	712-723	8601	October 11, 1995
COWLITZ	1213	0637-0648	951012074	October 12, 1995
DOUGLAS	M444	09-20	307858	October 12, 1995
FERRY	[M.F. of O.R.]		232892	October 11, 1995
FRANKLIN	0377	0564-0575	524669	October 11, 1995
GARFIELD			3317	October 11, 1995
GRANT	068	1954-1965	951012004	October 11, 1995
GRAYS HARBOR	95	33136-33147	951012026	October 11, 1995
ISLAND	696	1410-1421	95016396	October 11, 1995
JEFFERSON	537	328-339	385305	October 11, 1995
KING			9510100421	October 10, 1995
KITTSAP	0879	2392-2403	9510130066	October 13, 1995
KITTITAS	370	717	586108	October 11, 1995
KLICKITAT	327	218	249676	October 11, 1995
LEWIS	672	350-361	9514582	October 11, 1995
LINCOLN	65	003034-003045	400875	October 11, 1995
MASON	688	144-155	613408	October 11, 1995
OKANOGAN	137	1089-1100	833848	October 11, 1995
PACIFIC	9510	559-570	62332	October 11, 1995
PEND ORIELLE	121	1099-1110	230779	October 12, 1995
PERCE	1163	2511-2522	9510110478	October 11, 1995
SAN JUAN	525	230-241	95101201	October 12, 1995
SKAGIT	1483	0372-0383	9510110046	October 11, 1995
SKAMANIA	152	860-871	123494	October 11, 1995
SNOHOMISH	3081	1623-1634	9510110189	October 11, 1995
SPOKANE	1781	1737-1748	9510110230	October 11, 1995
STEVENS	193	2376-2387	9510157	October 11, 1995
THURSTON	2464	702-713	9510110097	October 11, 1995
WAHAKIACUM	104	0579-0590	45447	October 12, 1995
WALLA WALLA	234	1593-1604	9509789	October 11, 1995
WHATCOM	465	1133-1144	951011197	October 11, 1995
WHITMAN			Microfilm No. 580488	October 11, 1995
YAKIMA	1494	1819-1830	3110734	October 11, 1995



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.

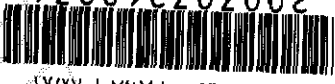
*Steven Morris by*  
\_\_\_\_\_  
STEVEN J. MORRIS BY NICKI M. MORRIS  
AS HIS ATTORNEY-IN-FACT

*Nicki Morris AIF*  
\_\_\_\_\_  
*Nicki Morris*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Over for notary acknowledgements)



Skagit County Auditor  
200707260076



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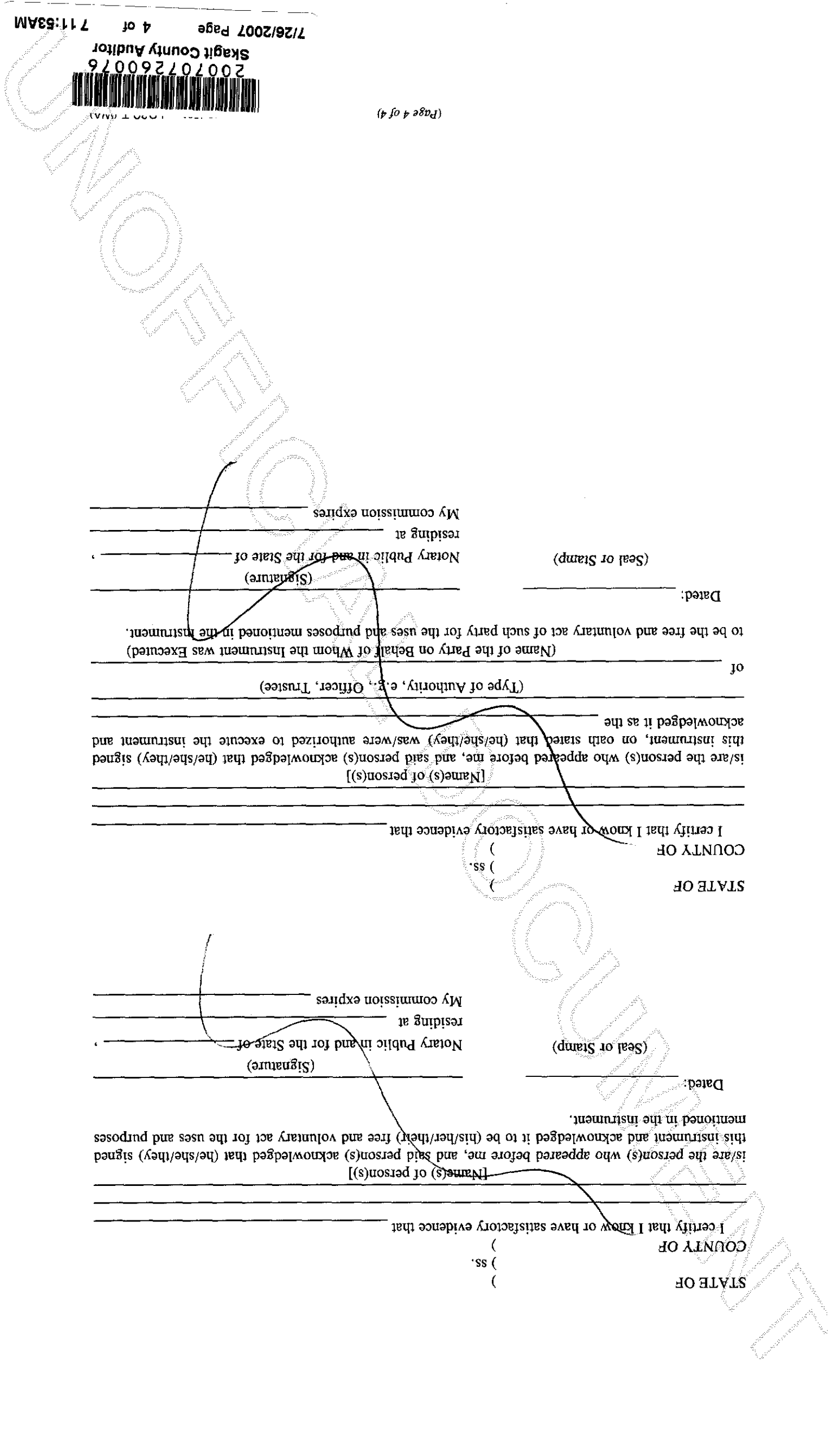
Name of the Party on Behalf of Whom the Instrument was Executed  
to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.  
Dated: \_\_\_\_\_  
(Seal or Stamp)  
Notary Public in and for the State of \_\_\_\_\_  
residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

(Type of Authority, e.g., Officer, Trustee)  
of \_\_\_\_\_  
[Name(s) of person(s)]  
is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed  
this instrument, on oath stated that (he/she/they) was/were authorized to execute the instrument and  
acknowledged it as the \_\_\_\_\_  
I certify that I know or have satisfactory evidence that \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
)  
) ss.  
)

[Name(s) of person(s)]  
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.  
Dated: \_\_\_\_\_  
(Seal or Stamp)  
Notary Public in and for the State of \_\_\_\_\_  
residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

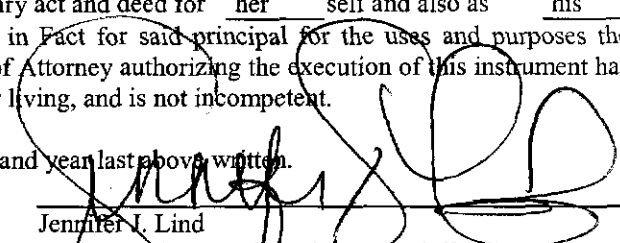
STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
)  
) ss.  
)

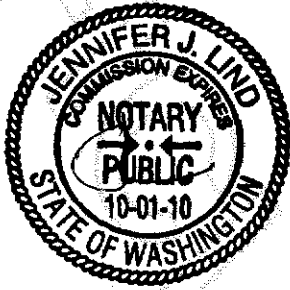


STATE OF Washington }  
COUNTY OF Skagit } SS:

On this 24th day of July 2007 before me personally appeared Nicki Morris, to me known to be the individual described in and who executed the foregoing instrument for her self and as Attorney in Fact for Steven J. Morris and acknowledged that she signed and sealed the same as her free and voluntary act and deed for her self and also as his free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.  
(Seal)

  
\_\_\_\_\_  
Jennifer J. Lind  
Notary Public in and for the State of Washington  
Residing at Bow  
My appointment expires: 10/01/2010



200707260076  
Skagit County Auditor

EXHIBIT "A"

That portion of the Southwest ¼ of the Northeast ¼ of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of the Southwest ¼ of the Northeast ¼ of said Section 17, which point bears South 89°37'00" East a distance of 702.43 feet from the Southwest corner of said subdivision; thence North 0°28'17" West a distance of 30 feet to the North line of College Way and the true point of beginning of this description, (said point being the Southeast corner of that certain tract conveyed to the City of Mount Vernon by deed recorded May 18, 1966, under Auditor's File No. 682931); thence North 0°28'17" West along the East line of said Tract a distance of 250 feet to a point on the South line of Lot 44, "COLLEGE HEIGHTS ADDITION, MOUNT VERNON, WASHINGTON," as per plat recorded in Volume 7 of Plats, pages 101 and 102, records of Skagit County, Washington; thence South 89°37' East along the South line of said Lot 44, a distance of 100 feet to a point on the West line of Windsor Drive, as shown on said Plat of "COLLEGE HEIGHTS ADDITION"; thence South 0°28'17" East along the West line of Windsor Drive, a distance of 229.70 feet; thence on a curve to the right having a radius of 20 feet, a distance of 31.71 feet to the North line of College Way; thence North 89°37' West along the North line of College Way to the point of beginning.

EXCEPT roads, AND EXCEPT that portion conveyed to the State of Washington by deed recorded January 24, 1991, under Skagit County Auditor's File No. 9101240028.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

END EXHIBIT "A"



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**"SCHEDULE A"  
ADDENDUM TO DEED OF TRUST**

Date: July 18th, 2007

Loan Number: 050 205 332746-7

Addendum attached to and forming part of the Deed of Trust, Security Agreement and Fixture Filing with Assignment of Leases, Rents and Accounts ("Security Instrument") of even date by and between **STEVEN J. MORRIS, AS HIS SEPARATE PROPERTY**

\_\_\_\_\_ as  
Borrower and **WASHINGTON FEDERAL SAVINGS**, as Lender.

Covenant Number 70 is added to the Security Instrument as follows:

**70. SECONDARY FINANCING**

There are two alternative covenants stated below which refer to whether or not, and if so, in what manner, secondary financing subordinate to the lien created by the Security Instrument will be permitted. Only one of these two alternatives shall be a part of this Addendum and the Security Instrument. Lender has determined which alternative is a covenant of the Borrower by checking below the appropriate box immediately preceding the paragraph Lender has determined to be applicable to Borrower, and Borrower has agreed to this chosen alternative by signing this Addendum to the Security Instrument and pursuant to the terms of Lender's loan commitment.

- No secondary financing, whether or not subordinate to the lien of this Security Instrument, shall be made so as to further encumber the Property unless Lender, in its sole discretion, hereafter approves of such secondary financing in advance of its imposition; and if Borrower shall breach the terms of this covenant, Lender may, at its option, declare a default and acceleration of the loan consistent with the terms of Covenant Number 28 of the Security Instrument and thereafter, upon failure to cure the breach, exercise any and all remedies conferred upon Lender by law and by the terms of the Security Instrument. In the event of such a breach by Borrower, Lender need not be required to show an impairment of its security in order to avail itself of the remedies conferred by this covenant
- Secondary financing which may further encumber the Property shall be limited to secondary financing subordinate to the lien created by this Security Instrument and which, in the aggregate, does not exceed \$ \_\_\_\_\_; and if Borrower shall breach the terms of this covenant, Lender may, at its option, declare a default and acceleration of the loan consistent with the terms of Covenant Number 28 of the Security Instrument and thereafter, upon failure to cure the breach, exercise any and all remedies conferred upon Lender by law and by the terms of the Security Instrument. In the event of such a breach by Borrower, Lender need not be required to show an impairment of its security in order to avail itself of the remedies conferred by this covenant.

Steven J. Morris by  
STEVEN J. MORRIS BY NICKI M. MORRIS  
AS HIS ATTORNEY-IN-FACT

Nicki Morris AIF

Nicki Morris

