

When Recorded Return to:
Chicago Title Company
P O Box 670
Burlington WA 98233



200709280091
Skagit County Auditor

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Chicago Title Island Division
Order No: BE11633 MJJ
IC43089

DEED OF TRUST

(For use in the State of Washington only)

THIS DEED OF TRUST, made September 19, 2007 between

BIG BEN, L.L.C., a Washington Limited Liability Company
as **GRANTOR(S)**, whose address is 24917 Benham Road Mount Vernon WA 98273
and

Chicago Title Island Division, a Washington Corporation
as **TRUSTEE**, whose address is 839 S. Burlington Blvd., Burlington WA 98233
and

WILLIAM E. BENSON and JOYCE A. BENSON, husband and wife
as **BENEFICIARY**, whose address is 16553 Benson Rd., Bow WA 98232

WITNESSETH, Grantor(s) hereby bargain(s), sell(s) and convey(s) to Trustee in Trust, with power of sale, the following described real property in Skagit County, Washington:

Abbreviated Legal: A portion of the Southeast quarter of Section 23, Township 35 North, Range 3 East, W.M. as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Parcel Number(s): 350323-4-004-0007 P34724 and 350323-4-006-0005 P34726

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(s) herein contained, and payment of the sum of TWO HUNDRED SEVENTY-NINE THOUSAND AND 00/100 (\$279,000.00) Dollars with interest, in accordance with terms of a promissory note of even date herewith, payable to Beneficiary or order, and made by Grantor(s), and all renewals, modifications and extensions thereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantor(s), or any of his/her/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(s) covenant(s) and agree(s):

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 Grantor(s). 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 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 Grantor(s) 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.

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 obligations 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 Grantor(s) and the Beneficiary, or upon satisfaction of the obligations secured and written request for reconveyance made by the Beneficiary or the person entitled thereto.
4. Upon default by Grantor(s) 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 the 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 Grantor(s) 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.



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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 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 the party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Grantor(s), 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.

BIG BEN, L.L.C., a Washington limited liability company

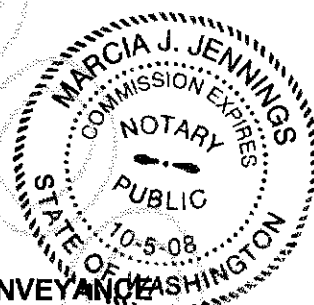
Peter W. Janicki 9/27/07
BY: Peter W. Janicki, Authorized Member Date

Susan J. Janicki 9/27/07
BY: Susan J. Janicki, Authorized Member Date

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Peter W. Janicki, AND Susan J. Janicki to me known to be the Authorized Members of BIG BEN, L.L.C., a Washington limited liability company the entity that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath state that they are authorized to execute the said instrument on behalf of said entity.

Dated: September 27, 2007
Marcia J. Jennings
Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 10/5/2008



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 _____ 20 ____.

BY: _____

RETURN Full Reconveyance to the following parties:



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EXHIBIT "A"

The Southwest quarter of the Southeast quarter and the Southeast quarter of the Southeast quarter of Section 23, Township 35 North, Range 3 East, W.M.;

EXCEPT the West 400 feet (as measured perpendicular to the West subdivision line) of the said Southwest quarter of the Southeast quarter

AND EXCEPT That portion commencing at the Southeast corner of the West 400.00 feet (as measured perpendicular to the West subdivision line) of said Southeast quarter of Section 23;

Thence North $1^{\circ}12'06''$ West 25.00 feet along the East line of said West 400.00 feet to the Northerly right of way margin of Benson Road, also being the Southeast corner of that certain Boundary line adjustment described on Quit Claim Deed to William and Joyce Benson, husband and wife, recorded under Skagit County Auditor's File No. 200105220010 and being the true point of beginning;

Thence continue along said East line North $1^{\circ}12'06''$ West 25.00 feet;

Thence North $88^{\circ}32'35''$ East 2045.77 feet parallel with the South line of said Southeast quarter;

Thence North $53^{\circ}09'40''$ East 297.90 feet, more or less, to the Westerly right-of-way margin of Avon-Allen Road (being 30.00 feet West of the East line of said subdivision);

South $0^{\circ}00'32''$ East 197.55 feet, more or less, along said Westerly margin of Avon-Allen Road to the Northerly margin of Benson Road at a point bearing North $88^{\circ}32'35''$ East from the true point of beginning;

Thence South $88^{\circ}32'35''$ West 2283.77 feet, more or less, along said North margin of Benson Road (being 25.00 feet North of the South line of said subdivision) to the true point of beginning;

AND EXCEPT Ditch;

AND ALSO EXCEPT County Road along the South line thereof.

Situated in Skagit County, Washington



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