



200710050020

Skagit County Auditor

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When recorded return to:

**Gaylen B. Payne**  
**Payne & Hickel, Inc., P.S.**  
**Attorneys at Law**  
30640 Pacific Highway South  
Federal Way, WA 98003

"Cascade Place"

## DEED OF TRUST

(For Use in the State of Washington Only)

Grantor/Borrower: Fairway Development Group, Inc.  
Grantee/Assignee/Beneficiary: Reality Homes, Inc.  
Legal Description: Lot 4, Burlington Binding Site Plan No. 2-97, Auditor's File No. 9712180060, Vol 13  
Short Plats, Pgs 67-68  
Assessor's Tax Parcel ID #: 8018-000-004-0000, P112834

**THIS DEED OF TRUST**, made this 1<sup>st</sup> day of January, 2007, between **Fairway Development Group, Inc.**, a Washington corporation, GRANTOR(S), whose address is 1308 Alexander Avenue East, Fife, WA 98424, Commonwealth Land Title Insurance Company, a corporation, TRUSTEE, whose address is Two Union Square, 601 Union Street Suite 3700, Seattle, WA 98101-9800, and **Reality Homes, Inc.**, a Washington corporation, BENEFICIARY, whose address is 1308 Alexander Avenue East, Fife, WA 98424.

**WITNESSETH:** Grantor hereby bargains, sells and conveys to Trustee in Trust, with power of sale, the following described real property in Skagit County, Washington:

LOT 4, BURLINGTON BINDING SITE PLAN NO. 2-97, APPROVED JULY 14, 1997, RECORDED DECEMBER 18, 1997, UNDER AUDITOR'S FILE NO. 9712180060, FILED IN VOLUME 13 OF SHORT PLATS, PAGES 67-68, BEING A PORTION OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

SUBJECT TO MATTERS DISCLOSED ON THE FACE OF BINDING SITE PLAN NO. 2-97, RECORDED DECEMBER 18, 1997, UNDER AUDITOR'S FILE NO. 9712180060.

Assessor's Property Tax Parcel/Account No. 8018-000-004-0000, P112834

Commonly Known as 219 Cascade Place, Burlington, WA 98233

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 One Hundred Ninty-One Thousand One Hundred Seventy Nine and 19/100 Dollars (\$191,179.19) with interest, in accordance with the terms of a promissory note of even date, 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 covenants 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, 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 the 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. 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 purporting to affect the security hereof or the rights or powers of the 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.

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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.

**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 Grantor 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 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 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; (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 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 conclusive evidence there of in favor of bona fide purchase 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 the 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 Grantor, Trustee or Beneficiary shall be a party unless such action or proceeding is brought by the Trustee.

8. This Deed of Trust applies to, insures 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.

9. If all or any part of the property or an interest therein is sold, transferred or encumbered by Grantor without the written consent of Beneficiary, all sums secured by this Deed of Trust shall be immediately due and payable.

Fairway Development Group, Inc.  
A Washington corporation

By

Jamie S. Hankel, President



200710050020

Skagit County Auditor

STATE OF WASHINGTON )

) ss.

COUNTY OF P I E R C E )

On this day personally appeared before me Jamie S. Hankel, to me known to be the President of Fairway Development Group, Inc., the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument and that the seal affixed, if any, is the corporate seal of the corporation.

GIVEN under my hand and official seal this 28<sup>th</sup> day of September, 2007.





Notary Public in and for the State of Washington

Residing at TACOMA, WA

My Commission Expires: 12-22-08



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