



200803180065
Skagit County Auditor

3/18/2008 Page 1 of 5 11:34AM

WHEN RECORDED RETURN TO:
DAVID PATTERSON
18383 BURKLAND ROAD
MOUNT VERNON, WA 98274

Document Title:

DEED OF TRUST

GUARDIAN NORTHWEST TITLE CO.

Reference Number :

94237

Grantor(s):

☐ additional grantor names on page ____

1. LAWRENCE E STICKLES JR AND MARIANNE STICKLES

2.

Grantee(s):

☐ additional grantee names on page ____

1. DAVID A PATTERSON

2.

GUARDIAN NORTHWEST TITLE AS TRUSTEE

Abbreviated legal description:

☐ full legal on page(s) ____

PTN LOTS 5 AND 6, PLATE 2, "RANCHO SAN JUAN DEL MAR,
SUBDIVISION NO. 3"

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____

P115228

I, JENNIFER L. JELDEN, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$43.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed

Dated

3-12-08

AFTER RECORDING MAIL TO:

4

Name DAVID PATTERSON

Address 18383 BURKLAND ROAD

City, State, Zip MOUNT VERNON WA 98274

Filed for Record at Request of:

GUARDIAN NORTHWEST TITLE CO.

94237

ORIGINAL

Short Form
DEED OF TRUST

THIS DEED OF TRUST, made this 12TH day of MARCH, 2008, between LAWRENCE E STICKLES JR AND MARIANNE STICKLES, as GRANTOR(S), whose address is 3559 BIZ POINT ROAD, ANACORTES WASHINGTON, and GUARDIAN NORTHWEST TITLE AND ESCROW, as TRUSTEE, whose address is 1301-B RIVERSIDE DRIVE, MOUNT VERNON WASHINGTON 98273, and DAVID A PATTERSON, as BENEFICIARY, whose address is 18383 BURKLAND ROAD, MOUNT VERNON WASHINGTON 98274.

Grantor(s) hereby irrevocably grants, bargains, sells, and conveys to Trustee in trust, with power of sale, the following described property in SKAGIT County, Washington:

LEGAL DESCRIPTION IS ATTACHED HERETO AS EXHIBIT A AND INCORPORATED HEREIN BY REFERENCE

BEING A PORTION OF LOTS 5 AND 6 PLATE 2 RANCHO SAN JUAN DEL MAR DIVISION 3

Assessor's Property Tax Parcel/Account Number: P 115228

TOGETHER WITH all the tenements hereditaments and appurtenances, now or hereafter thereunto belonging or in anywise appertaining, 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 Beneficiary to collect and apply such rents, issues and profits.

THIS DEED IS FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of Grantor(s) incorporated by reference or contained herein and payment of the sum of THIRTY NINE THOUSAND AND NO/100 DOLLARS (\$39,000.00) with interest thereon according to the terms of a promissory note of even date herewith, payable to Beneficiary or order and made by Grantor(s); all renewals, modifications or 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.

By executing and delivering this Deed of Trust and the Note secured hereby, the parties agree that all provisions of Paragraphs 1 through 35 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 Grantor(s) 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 twenty-fifth (25th) day of July, 1968, in the Official Records of the offices of the County Auditors of the following counties in Washington in the book, and at the page designated after the name of each county, to-wit:

COUNTY
Adams

BOOK OR VOL.
2 of Record, Instr.

PAGE NO.
513-16

AUDITOR'S
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Skagit County Auditor

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Asotin	Microfilmed under Auditor's No.	101896	Lincoln	107 of Mortgages	776-779	316596
Benton	241 of Official Rec.	592931	Mason	Reel 48	Frame 835-838	236038
Chelan	688 of Official Rec.	1682-1685	Okanogan	121 of Mortgages	517-519A	560658
Columbia	315 of Official Rec.	195-198	Pacific	213 of Official Rec.	649-652	55707
Clark	Aud. Microfilm No.	702859-702862	Pend Oreille	27 of Mtgs.	8-11	126854
Cowlitz	49 of Deeds	198-201	Pierce	1254 of Mtgs.	707-710	2250799
Douglas	747 of Official Rec.	234-237	San Juan	28 of Mtgs.	459-462	69282
Ferry	125 of Mortgages	120-123	Skagit	19 of Official Rec.	80-83	718277
Franklin	28 of Deeds	413-416	Skamania	47 of Mtgs.	41-44	70197
Garfield	11 of Official Rec.	138-141	Snohomish	233 of Official Rec.	540-543	2043549
Grant	Microfilmed under Auditor's No.		Spokane	14 of Official Rec.	1048-1051	376267C
Grays Harbor	44 of Rec. Doc.	373-376	Stevens	109 of Mtgs.	394-397	390635
Island	21 of General	31-34	Thurston	454 of Official Rec.	731-734	785350
Jefferson	181 of Official Rec.	710-713	Waukiakum	17 of Mortgages	89-92	24732
King	4 of Official Rec.	316-319	Walla Walla	308 of Mtgs.	711-714	495721
Kitsap	5690 of Mtgs.	436-439	Whatcom	82 of Official Rec.	855-858	1047522
Kittitas	929 of Official Rec.	480-483	Whitman	1 of Misc.	291-294	382282
Klickitat	111 of Mortgages	361-364	Yakima	712 of Official Rec.	147-150	2170555
	101 of Mortgages	107-110				

A copy of such Master Form Deed of Trust is hereby furnished to the person executing this Deed of Trust and by executing this Deed of Trust the Grantor(s) acknowledges receipt of such Master Form Deed of Trust.

The property which is the subject of this Deed of Trust is not used principally or primarily for agriculture or farming purposes.

The undersigned Grantor(s) requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at the address hereinbefore set forth.

WITNESS the hand(s) and seal(s) of the Grantor(s) on the day and year first above written.

By Marianne Stickle By _____

By Lawrence F. Stickle By _____

By _____ By _____

By _____ By _____

STATE OF Washington)

COUNTY OF Skagit)-ss

I certify that I know or have satisfactory evidence that Lawrence F. and Marianne Stickle (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 this instrument.

Dated: 3-7-08

Kelly L. Peacock
Notary Public in and for the state of Washington
My appointment expires: 2-1-12



I certify that I know or have satisfactory evidence that _____ (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 this instrument.

Dated: _____



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REQUEST FOR FULL RECONVEYANCE

To be used only when all obligations have been paid under the note and this Deed of Trust.

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 _____

By _____

By _____

By _____

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 Lots 5 and 6, Plate 2, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 3", as per plat recorded in Volume 6 of Plats, pages 19 and 20, records of Skagit County, Washington, described as follows:

Beginning at the South 1/4 of Section 10, Township 34 North, Range 1 East, W.M., as the same is shown on the face of said Plate 2, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 3";
thence South 88 degrees 49'15" East 400.00 feet along the South line of said Section 10, to the true point of beginning;
thence North 16 degrees 21'44" West 71.00 feet;
thence North 0 degrees 00'00" East 50.69 feet parallel with and 25.00 feet Westerly (as measured perpendicular to) the East line of Lot 5 to the staking line as shown on the face of said Plate 2, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 3";
thence South 82 degrees 10'25" West 50.45 feet along said staking line to the West line of said Lot 5;
thence South 0 degrees 00'00" West 110.50 to the South line of said Section 10;
thence continue South 0 degrees 00'00" West 181.61 feet (called 179.18 of said Plat) along the West line of said Lot 5 to the Northerly margin of County Road No. 376 (Biz Point Road);
thence Northeasterly along the Northerly margin of said County Road No. 376 to a point bearing South 16 degrees 21'44" East from the point of beginning;
thence North 16 degrees 21'44" West 160.71 feet to the true point of beginning;

TOGETHER WITH that portion of said Lot 5, Plate 2, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 3", lying Northerly of said staking line,

EXCEPT the East 25.00 feet thereof.

Situate in the County of Skagit, State of Washington.



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Kathy Hill, Skagit County Auditor
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