

**After Recording Return To:**  
**SKAGIT LAW GROUP, PLLC**  
**P. O. Box 336**  
**Mount Vernon, WA 98273**



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Skagit County Auditor

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## DEED OF TRUST

**GRANTOR:** **HOPPER ROAD, LLC**, a Washington limited liability company

**TRUSTEE:** **LAND TITLE COMPANY OF SKAGIT COUNTY**

**BENEFICIARY:** **ROGER N. PETERSON**, a single man

**Legal Description:**

Abbreviated Form: Ptn Lots 5 & 6, Burlington BSP BS 1-95

Additional on Page: Exhibit A, Page 6

**Assessor's Tax Parcel No:** 8004-000-005-0000; P108148

THIS Deed of Trust, made this 11<sup>th</sup> day of August, 2009, between **HOPPER ROAD, LLC**, a Washington limited liability company, whose address is: P. O. Box 650 / 245 E. George Hopper Road, Burlington, WA 98233, as Grantor; Land Title Company of Skagit County, as Trustee, whose address is: P. O. Box 445 / 111 E. George Hopper Road, Burlington, WA 98233; and **ROGER N. PETERSON**, a single man, as Beneficiary.

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

That certain tract of land listed and described on Exhibit "A" attached hereto and incorporated herein by this reference as if fully set forth herein;

**SUBJECT TO:** Easement, covenants, and restrictions of record;

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 of Trust is for the purpose of securing performance of each agreement of Grantor herein contained and payment of the sum of **Eight Hundred Fifty-Five Thousand Six Hundred Ninety-Seven and 81/100 DOLLARS (\$855,697.81)**, 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 his successors or assigns, together with interest thereon at such rate as shall be agreed upon. The term "Grantor" as used in this agreement includes the "Borrower" as defined in RCW 61.24, if the Borrower is a person or entity other than the Grantor.

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 repair any building, structure or improvements 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 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 as follows:

Type:	Fire and extended coverage
Amount:	Full insurable value
Basis:	Replacement value
Endorsements:	Standard Lender's clause with stipulation that coverage will not be cancelled or diminished without a minimum of thirty (30) days' prior written notice to Lender and without disclaimer of the insurer's liability for failure to give such notice.
Deductibles:	Not to exceed \$2,500
Latest delivery date:	Ten (10) days before loan closing date.

**All policies shall be held by the Beneficiary, be in such companies as the Beneficiary may approve, and have loss payable first to the Beneficiary, as their 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. Grantor shall provide proof of insurance upon demand by a Beneficiary.

In addition, Borrower shall provide, at its sole expense, flood insurance for the full unpaid principal balance of the Loan and any prior liens on the Property securing the Loan up to the maximum policy limits set forth under the National Flood Insurance Program, or otherwise required by Lender, and shall maintain such insurance until the Note is paid in full.

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 attorneys' 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. If Beneficiary institutes any suit or action to enforce any of the terms of this Deed of Trust, Beneficiary shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and on any appeal. Whether or not any court action is involved, all reasonable expenses incurred by Beneficiary, which, in Beneficiary's opinion, are necessary at any time for protection of their interests or the enforcement of their rights, shall become part of the indebtedness payable on demand and shall bear interest at the same rate as provided in the Promissory Note from the date of expenditure until paid. Expenses covered by this paragraph include, without limitation, however subject to any

DEED OF TRUST - 2

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limits under applicable law, Beneficiary's attorneys' fees whether or not there is a lawsuit, including attorneys' fees for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services, the costs of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, appraisal fees (including those related to any action for a deficiency judgment), and title insurance fees for the Trustee, to the extent permitted by applicable law. Grantor also will pay any court costs, in addition to all of the sums provided by law.

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.

7. Beneficiary may, at Beneficiary's option, declare immediately due and payable all sums secured by this Deed of Trust, including fees and penalties for prepayment of principal, upon the sale or transfer of all or any part of the real property, or any interest therein, without the Beneficiary's prior written consent. A "sale" or "transfer" means the conveyance of any property or any right, title or interest therein, whether legal or equitable, whether voluntary or involuntary, by outright sale, deed, installment sale contract, land contract, contract for deed, leasehold interest with a term greater than three (3) years, lease option contract, sale, assignment or transfer of any beneficial interest in or to any land trust holding title to the real property; or any other method of conveyance of real property interests. If any Grantor is a corporation, partnership or limited liability company, transfer also includes any change in ownership of more than twenty-five percent (25%) of the voting stock, partnership interests or limited liability company interests, as the case may be, of such Grantor. However, this option shall not be exercised by Beneficiary if such exercise is prohibited by federal law or by Washington law. The leasing of space in Grantor's building for more than three (3) years shall not constitute a transfer for purposes of this paragraph 7.

#### **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 portions 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. Pursuant to RCW 62A.9-501(4), if this Deed of Trust encumbers both real and personal property, the Trustee is authorized to sell all or any portion of the Grantor's interest in the real and personal property at the Trustee's sale. 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 attorneys' fees; (2) to the obligation secured by this Deed of Trust, including all late charges, interest, fees, including any fees for prepayment; and, (3) the surplus, if any, shall be distributed to the persons entitled thereto.

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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 execution of this Deed of Trust, and such as he/they may have acquired thereafter. Trustee's deeds 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 bonafide 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 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, 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.

9. As additional security, Grantor hereby gives and confers upon Beneficiary the right, power and authority during the continuance of this trust to collect the property income, reserving to Grantor the right, prior to any default by Grantor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such property income as it becomes due and payable. Upon any such default, Beneficiary may at any time, without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property, or any part thereof, in their own name, sue for, or otherwise collect such property income, including that past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorneys' fees, upon any indebtedness secured hereby and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such property income, and the application thereof, as aforesaid, shall not cure or waive any default or notice of Trustee's sale hereunder or invalidate any act done pursuant to such notice.

10. Grantor hereby releases and waives all rights and benefits of the Homestead Exemption laws of the State of Washington as to all indebtedness secured by this Deed of Trust.

HOPPER ROAD, LLC, Grantor

By

  
MICHAEL V. FOHN, Member

By

  
MAUREEN FOHN, Member

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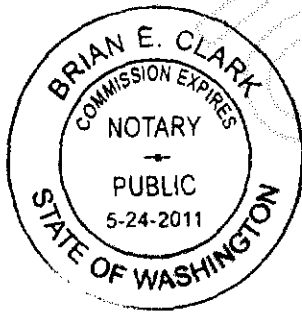
STATE OF WASHINGTON

COUNTY OF SKAGIT

ss.

I certify that I know or have satisfactory evidence that **MICHAEL V. FOHN** and **MAUREEN FOHN** are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that each was authorized to execute the instrument and acknowledged it as **Members of Hopper Road, LLC**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 11<sup>th</sup> day of August, 2009.



Printed Name **BRIAN E. CLARK**  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires **5/24/2011**

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**EXHIBIT "A"**  
**(Legal Description)**

That portion of Lots 5 and 6 of Burlington Binding Site Plan BS 1-95, approved August 4, 1995 and recorded under Auditors file no. 9508070045, records of Skagit County Washington, being in a portion of the Northwest Quarter of Section 8, Township 34 North, Range 4 East, WM, described as follows:

Commencing at the Southwest corner of said Lot 5; Thence South 89° 48' 01" East, along the South line of said Lot 5, a distance of 20.04 feet to the **TRUE POINT OF BEGINNING**; Thence North 0° 12' 00" East, parallel with the West line of said Lot 5, a distance of 143.96 feet; thence South 90° 00' 00" East 137.53 feet; Thence South 1° 04' 28" East 144.47 feet, to the South line of Lot 6 of said Binding Site Plan; Thence North 89° 48' 01" West 140.74 feet to the **TRUE POINT OF BEGINNING**.

Containing 20,062 square feet

Situate in Skagit County, State of Washington



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