



201010180098

Skagit County Auditor

10/18/2010 Page

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3 10:39AM

WHEN RECORDED RETURN TO:

MARK A. LACKEY
 BELCHER SWANSON LAW FIRM, P.L.L.C.
 900 DUPONT STREET
 BELLINGHAM, WA 98225

Document Title:	Deed of Trust
Grantor/borrower:	NARLIE TRUST, LLC, a Delaware series limited liability company
Grantee/assignee/beneficiary:	CANADIAN BOURN FINANCIAL, LTD.
Trustee:	Mark A. Lackey
Legal Description:	Lot 29, Plat of "Cascade Ridge PUD"
Assessor's Tax Parcel ID#:	P83880

m 9494
GUARDIAN NORTHWEST TITLE CO.

DEED OF TRUST

ACCOMMODATION RECORDING ONLY

THIS DEED OF TRUST, made this 13 day of October, 2010, between NARLIE TRUST, LLC, a Delaware series limited liability company, GRANTORS, whose address is 18340 Osprey Court, Mount Vernon, WA 98274; MARK A. LACKEY, TRUSTEE, whose address is 900 Dupont Street, Bellingham, WA 98225-3105; and CANADIAN BOURN FINANCIAL, LTD., BENEFICIARY, whose address is c/o Ralph A. May, Campbell Froh May & Rice LLP, 5611 Cooney Road, Richmond, B.C. CANADA V6X 3J6.

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

Lot 29, Plat of "CASCADE RIDGE, P.U.D." as per plat recorded in Volume 14 of Plats, Pages 112 through 121, inclusive, records of Skagit County, WA, EXCEPT that portion thereof conveyed to Kevin E. Ware, et ux, by deed recorded as Skagit County Auditor's File No. 200209250133; TOGETHER WITH those portions of Lot 30 and Parcel "A" of said plat lying Northerly and Easterly of an Easement for ingress, egress and utilities as described on documents recorded as Auditor's File Nos. 9008030091, 9008030094 and 950403011. (Said portions of Lot 30 and Parcel "A" having been conveyed to the Grantors herein via Auditor's File No. 200804150152.)

which real property is not used principally for agricultural purposes, together with all the tenements, hereditaments, and appurtenances now or hereafter thereunto belonging or in any way appertaining, and 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 **TWO HUNDRED THOUSAND DOLLARS (\$200,000.00) with interest**, in accordance with the terms of a Guaranty given by Grantor, of even date herewith, securing a promissory note of even date herewith, payable to Beneficiary or order, and made by G. Paul Ware and A. Suzanne Ware, and all renewals, modifications and extensions thereof, and also such further sums as may be advanced or loaned by Beneficiary to G. Paul Ware and A. Suzanne Ware, 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 and any personal property continuously insured against loss by fire or other hazards in an amount not less than the full replacement value of the property. 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 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 the 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 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, and/or upon the sale or transfer of any portion of or beneficial interest in the property identified above, 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 expenses of the sale, including reasonable Trustee's fee and attorney's fee; (2) to the obligation secured by this Deed of trust; (3) to 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 warrant, which shall convey to the purchase 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 compliance and conclusive evidence thereof in favor of bona fide 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 exclusive remedy; Beneficiary may cause this Deed of Trust to be foreclosed as a mortgage.
7. The Beneficiary may appoint in writing a successor trustee, and upon 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.

NARLIE TRUST, LLC

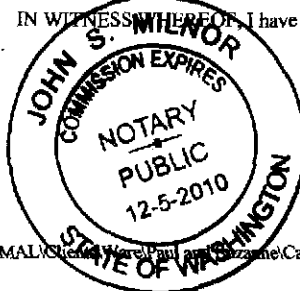
By G. PAUL WARE, Member

By A. SUZANNE WARE, Member

STATE OF WASHINGTON)
COUNTY OF WHATCOM)
: ss.

On this 13 day of October, 2010, before me personally appeared G. PAUL WARE and A. SUZANNE WARE, to me known to be a Members of the limited liability company that executed the within and foregoing instrument to be the free and voluntary act and deed of said limited liability company for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



PRINTED NAME: John S. Milnor
Notary Public in and for the State of Washington,
residing at Bellingham Mount Vernon
My Commission Expires: 12/5/10

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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 _____

_____, Beneficiary

Mail reconveyance to: _____



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