

**Return To:**

Ricci Grube Breneman, PLLC  
1200 5<sup>th</sup> Ave Ste 625  
Seattle, WA 98101



201107050102

Skagit County Auditor

7/5/2011 Page

1 of

6 10:35AM

GUARDIAN NORTHWEST TITLE CO.

**DEED OF TRUST ACCOMMODATION RECORDING ONLY**

101151

**Grantors(s):** Michael A. Youngquist and Jeanne M. Youngquist, husband and wife

**Grantee(s):** Seattle Box Co. a.k.a, Seattle Tacoma Box Co.  
Ricci Grube Breneman PLLC

**Legal Description:** All that portion of Lots 1 and 2 of Revised Short Plat No. 7-85, approved December 3, 1985 and recorded December 4, 1985 in Book 7 of Short Plats, page 55 as Auditor's File No. 8512040005 being in Section 33, Township 35 North, Range 4 East, W.M., and in Tract 37, "Plat of the Burlington Acreage Property" as per the plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington lying West of the East ½ of said Tract 37, "Plat of the Burlington Acreage Property".

**Assessor's Tax Parcel Nos.:** P62527, P62529

**Assessor's Tax Id:** 3867-000-037-0714  
3867-000-037-0904

## DEED OF TRUST

THIS DEED OF TRUST, made this \_\_\_\_ day of January, 2011 between Michael A. Youngquist and Jeanne M. Youngquist, individually and as a marital community, Grantors, whose address is 16402 Jungquist Road, Mt Vernon, WA 98273 and Ricci Grube Breneman, PLLC, Trustee, whose address is 1200 5<sup>th</sup> Avenue, Suite 625, Seattle, Washington 98101, and Seattle Box Company, a Washington Corporation, Beneficiary, whose address is 23400 71<sup>st</sup> Place South, Kent, WA 98032.

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

*All that portion of Lots 1 and 2 of Revised Short Plat No. 7-85, approved December 3, 1985 and recorded December 4, 1985 in Book 7 of Short Plats, page 55 as Auditor's File No. 8512040005 being in Section 33, Township 35 North, Range 4 East, W.M., and in Tract 37, "Plat of the Burlington Acreage Property" as per the plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington lying West of the East ½ of said Tract 37, "Plat of the Burlington Acreage Property".*

Skagit County Tax Parcels: 3867-000-037-0714  
3867-000-037-0904

which real property is not used principally for agricultural or farming purposes, together with all 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 and Five Thousand and 00/100 Dollars (\$105,000.00), 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 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 this Deed of Trust. All policies shall be held by the Grantor, but may be in such companies as the Beneficiary may approve and have loss payable first to the Grantor as its interest may appear and then to the Beneficiary. The amount collected under any insurance policy may be applied upon any indebtedness hereby secured in such order as the Grantor shall determine. Such application by the Grantor 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 Grantors 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:

A. 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 thereof as may be necessary to fully satisfy the obligation secured hereby, shall be paid to Beneficiary to be applied to said obligation.

B. 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.

C. 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.



D. 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 the Beneficiary, Trustee or its authorized agent 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 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 deposited with the clerk of the superior court of the county in which the sale took place to be distributed in accordance with RCW 61.24.080.

E. 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 its execution of this Deed of Trust, and such as it may have acquired thereafter. Trustee's deed shall recite the facts showing that the sales was conducted in compliance with all the requirements of the 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 purchasers and encumbrances for value.

F. 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.

G. In the event of the death, incapacity or disability or resignation of Trustee, Beneficiary shall 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 the 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 party unless such action or proceeding is brought by the Trustee.

H. 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, legatee, administrators, executors, successors and assigns. The term "Beneficiary" shall mean the holder and owner of the Note secured hereby, whether or not named as the Beneficiary herein.

I. If all or any part of the Property or any interest in it is sold or transferred without Beneficiary's prior written consent, Beneficiary may, at its option, require immediate payment in full of all sums secured by this Deed of Trust. If Beneficiary exercises this option, Beneficiary shall give Grantor notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Grantor must pay all sums secured by this Deed of Trust. If Grantor fails to pay these sums prior to the expiration of this period, Beneficiary



may invoke any remedies permitted by the Deed of Trust and Promissory Note without further notice or demand on Grantor.

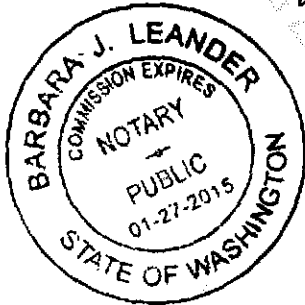
Michael A. Youngquist  
Michael A. Youngquist

Jeanne M. Youngquist  
Jeanne M. Youngquist

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that Michael A. Youngquist is the person who appeared before me, acknowledged signing this instrument, and acknowledged it as his free and voluntary acts for the uses and purposes mentioned in the instrument.

DATED this 29<sup>th</sup> day of June, 2011.



Barbara J. Leander  
Notary Public in and for the State of Washington  
Printed Name: BARBARA J. LEANDER  
Residing at: Mt Vernon  
My appointment expires: 1/27/2015

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that Jeanne M. Youngquist is the person who appeared before me, acknowledged signing this instrument, and acknowledged it as her free and voluntary acts for the uses and purposes mentioned in the instrument.

DATED this 29<sup>th</sup> day of June, 2011.



Barbara J. Leander  
Notary Public in and for the State of Washington  
Printed Name: BARBARA J. LEANDER  
Residing at: Mt Vernon  
My appointment expires: 1/27/2015



**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 said Deed of Trust, and to convey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you thereunder.

DATED this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_

Mail Reconveyance To:

