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Skagit County Auditor

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WHEN RECORDED RETURN TO:  
A Bail Bond Service, Inc.  
820 South Second Street  
Mount Vernon, WA 98273

**POOR ORIGINAL**

## Deed of Trust Securing Bail Bond

Bond No. PW4421 Defendant Beuregard Bruchner

### ORIGINAL PROMISSORY NOTE SECURED BY DEED OF TRUST

\$ 50,000 MOUNT VERNON WA 10 18 10  
(City) (State) (Month) (Day) (Year)  
ON DEMAND, upon and after forfeiture of Bail Bond of Beuregard Bruchner (Defendant) I Paul & Marilyn (obligor) promise to pay to the order of A Bail Bond Service, Inc., the sum of Fifty thousand Dollars, plus reasonable attorneys fees and court costs of collection.

Principal and interest are payable in lawful money of the United States. If action be instituted on this note I promise to pay such sum as the Court may fix as attorney's fees, and all other fees as set forth in the Statement of Charges provided to me, including but not limited to private investigation fees, court assessments, bail premiums, renewal premiums, and all other losses sustained by the company. This note is secured by a DEED OF TRUST to A Bail Bond Service, Inc, Beneficiary, Stacey J. Youngquist, Trustee.

This Deed of Trust made this 18<sup>th</sup> day of October, 20 10 between Marilyn & Paul Fisher GRANTOR, whose address is 820 S 2ND ST. MOUNT VERNON, Stacey J. Youngquist, TRUSTEE, whose address is 404 South First Street, Mount Vernon, WA. 98273 (360) 336-5533, and A Bail Bond Service, Inc., BENEFICIARY, whose address is 820 South Second Street, Mount Vernon, WA 98273, (360) 336-5003, WITNESSETH: Grantor hereby bargains, sells and conveys to Trustee in Trust, with power of sale. the following described real property in SKAGIT County, Washington,

GL10 19-34-4 ETAL

PARCEL # PW4420

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 Fifty thousand Dollars (\$ 50,000 ) 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.

In addition to that set forth herein above, the DEED OF TRUST secures payment of all indebtedness, fees and expenses incurred by way of a BAIL BOND AGREEMENT executed by the undersigned on or about the date thereof in favor of above-detailed defendant and bond number.

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 hazard in an amount not less than the total debt secured by this 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

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9-9-2013

Notary Public for the State of Washington  
My appointment expires

*[Signature]*



GIVEN under my hand and official seal this 9th day of August, 2010, at Skagit County, Washington, I, the undersigned Notary Public, signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

On this day personally appeared before me Paul & Marilyn Fisher to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

STATE OF WASHINGTON  
COUNTY of Skagit  
ss.

*[Signature]*  
(NAME PRINTED OR TYPED)  
Marilyn Fisher  
(NAME PRINTED OR TYPED)

*[Signature]*  
(NAME PRINTED OR TYPED)  
Paul M Fisher SR  
(NAME PRINTED OR TYPED)

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.

8. Beneficiary shall be a party unless such action or proceeding is brought by the Trustee. any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Grantor, Trustee or recorded, the successor trustee shall be vested with all powers of the original trustee. The trustee is not obligated to notify trustee, and upon the recording of such appointment in the mortgage records of the county in which this Deed of Trust is in the event of the death, incapacity, disability or resignation of Trustee, Beneficiary may appoint in writing a successor

6. The power of sale conferred by this Deed of Trust and by the Deed of Trust to be foreclosed as a mortgage. exclusive remedy Beneficiary may cause this Deed of Trust to be foreclosed as a mortgage.

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 compliance and conclusive evidence thereof in favor of bona fide purchaser and encumbrancers for value.

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.

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.

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.

1. In the 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.

IT IS MUTUALLY AGREED THAT:

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.

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.

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.

**EXHIBIT A**

That portion of Government Lot 10 in Section 19, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 481 feet North and 150 feet East of the Southwest corner of Block 14, "BEHRENS & MOODY'S ADDITION TO WEST MT. VERNON, SKAGIT CO., WASH.", as per plat recorded in Volume 2 of Plats, page 101, records of Skagit County, Washington;  
thence North 86.7 feet to the South line of a tract conveyed to Roland A. Carlson by deed recorded under Auditor's File No. 375041;  
thence East 160 feet, more or less, to the West line of that certain tract conveyed to the City of Mount Vernon by deed dated July 31, 1957, recorded August 26, 1957, under Auditor's File No. 555405;  
thence South 86.7 feet, more or less, to a point East of the point of beginning;  
thence West to the point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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