

When Recorded Return to: Skagit Habitat for Humanity.

Po Box 2565  
Mount Vernon WA 98273



201204300252  
Skagit County Auditor

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### Deed of Trust

**Grantor(s):**

Wendie Granberg

GUARDIAN NORTHWEST TITLE CO.

103567-2

**Grantees**

**Trustee:**

Guardian Northwest Title Company

**Beneficiary:**

Skagit Habitat for Humanity

**Assessor's Tax Parcel Number:**

4987-000-003-0000 P128639

THIS DEED OF TRUST, made as of April 30, 2012, among **Wendie Granberg, a single woman**, as Grantor, whose address is 1009 Polte Road, Sedro Woolley, WA, 98284; **Guardian Northwest Title Company**, a corporation, as Trustee, whose address is 1301-B Riverside Drive, Mount Vernon, WA, 98273; and **Skagit Habitat for Humanity, Inc. (SHFH)**, a Washington Non-Profit Corporation, as Beneficiary, whose address is P. O. Box 2565, Mount Vernon, WA 98273:

WITNESSETH: Grantor hereby irrevocably grants, bargains, sells, and conveys to Trustee in Trust, with power of sale, the following described real property in the City of Sedro Woolley, County of Skagit, State of Washington.

**Lot 3 OF HABITAT VILLAGE RECORDED UNDER AMENDED AF# 200907090068 OF AF#200907020125, BEING A PORTION OF NW ¼ OF SEC 19, TWP 35 N, RGE 5 QTR 2. Lot 3 "PLAT OF HABITAT VILLAGE SEDRO-WOOLLEY WASHINGTON LP-8-08", as per plat approved June 24, 2009 and recorded July 9, 2009 as Skagit County Auditor's File No. 200907090068, a rerecording of Auditor's File No. 200907020125. TOGETHER WITH, A non-exclusive Easement for ingress, egress, utilities and drainage facilities and emergency vehicles over, across and under those portions of Lot 4 delineated on the face of the plat.**

which 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; the rents, issues, and profits thereof; and any transferable development rights or other development rights (the "Property").

This Deed of Trust is for the purpose of securing performance of each agreement of Grantor herein contained, and payment of the sum of **One Hundred Sixty Five Thousand Eight Hundred Forty Six Dollars and Three Cents (\$165,846.03)**, with interest, in accordance with the terms of **one 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.

Should the Grantor desire to sell or convey the Property, the Grantor shall first offer the Property to Beneficiary, or its successor in interest, in the following manner:

The Grantor shall serve notice in writing to **Skagit Habitat for Humanity, Inc., P. O. Box 2565, Mount Vernon, WA 98273**, or its successor in interest, by registered mail, return receipt requested. The notice shall indicate that the Grantor has a bona fide offer for the sale of the Property, the Name and Address of the person desiring to purchase the Property, and the sales price and terms of payment for the sale. The notice shall also contain an offer to sell the Property to Beneficiary, or its successor in interest, upon the terms and conditions set forth in the bona fide offer. A copy of any documents evidencing such bona fide offer shall be included in the notice.

For a period of thirty (30) days after the receipt of the notice, Beneficiary or its successor in interest, shall have the right to purchase the Property in accordance with the terms of the bona fide offer. If Beneficiary, or its successor in interest, fails to exercise the right of first refusal set forth in this covenant, the Grantor may sell or convey the Property to the party making the bona fide offer, but only at the price and upon the terms specified in the notice.

Nothing in this covenant shall prevent a sale or conveyance of the Property at any time provided the Grantor shall receive the prior written approval of Beneficiary or its successor in interest.

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.



To maintain the exterior of the home neat and clean and painted as needed, to maintain the landscaping in a neat and clean fashion and free of trash. To mow the lawn and maintain the premises in accordance with the standards of the neighborhood in order to enhance the value of the property and neighborhood properties all for the benefit of Grantor and Beneficiary. Should the Grantor fail to maintain the premises in accordance with this provision, Beneficiary may do so and all costs incurred by Beneficiary in so doing shall be the responsibility of Grantor, shall be added to the principal of the obligations owed hereby, and shall incur interest at the rate of twelve percent (12%) per annum from the date incurred until the date paid.

2. To pay before delinquent all lawful taxes and assessments upon the Property and 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 Beneficiary, and be in such companies as Beneficiary may approve and have loss payable first to Beneficiary as Beneficiary's interests may appear and then to Grantor. The amount collected under any insurance policy may be applied upon any indebtedness hereby secured in such order as Beneficiary shall determine. Such application by Beneficiary shall not cause discontinuance of any proceedings to foreclose this Deed of Trust. In the event of foreclosure, all rights of 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 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. To pay all costs, fees, and expenses in connection with this Deed of Trust, including the expenses of Trustee incurred in enforcing the obligations secured hereby and Trustee's and attorneys' fees actually incurred, as provided by statute.

6. To the extent any portion of the Property is, or is construed to be, personal property, this Deed of Trust shall constitute a security agreement between Grantor-Trustor, as debtor, and Beneficiary, as secured party, under the Uniform Commercial Code of the state in which the Property is located and any other applicable law. The grant of a security interest hereunder shall not be construed to derogate from or impair the lien or provisions of or rights of Beneficiary under this Deed of Trust with respect to any of the Property hereunder which is real property. Grantor-Trustor grants a security interest to Beneficiary in any of all furniture, furnishings, appliances, machinery, equipment, and other personal property, originally included in the sale of the premises from



Beneficiary to Grantor, including all additions, accessions, replacements, substitutions, proceeds, and products of the foregoing.

7. Should Grantor fail to pay when due any taxes, assessments, insurance premiums, liens, encumbrances, or other charges against the Property hereinabove described, Beneficiary may, at Beneficiary's sole option, 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 by this Deed of Trust.

If Beneficiary so requests, Grantor-Trustor shall pay to Beneficiary, in addition to the regular installments of principal and interest due under the terms of the Note, monthly until the Note is paid in full a sum equal to one-twelfth (1/12) of the annual taxes, assessments, and other impositions next due on the Property, as estimated by Beneficiary and sufficient to allow payment at least 30 days before the same become due; and a sum equal to one-twelfth (1/12) of the annual premiums that will next become due and payable on policies of fire, flood, rental value, and other insurance covering the Property and required under the terms hereof or of any other loan documents as estimated by Beneficiary and sufficient to allow payment at least 30 days before the same become due.

All such payments described in this section shall be held by Beneficiary in trust without any obligation arising for the payment of interest thereon to Grantor-Trustor. In the event Grantor-Trustor is not in default hereunder, Beneficiary shall apply such payment to all taxes, assessments, and other impositions and premiums next due. In the event of default by Grantor-Trustor under this Deed of Trust, Beneficiary may apply any such payments held by Beneficiary to the payment of any indebtedness secured by this Deed of Trust in such manner as Beneficiary may elect.

**IT IS MUTUALLY AGREED THAT:**

**1. Eminent Domain.** 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 satisfy fully the obligation secured hereby, shall be paid to Beneficiary to be applied to said obligation.

**2. No Waiver.** 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. Release upon Satisfaction.** 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 Grantor and Beneficiary, or upon satisfaction of the obligations secured and written request for reconveyance made by Beneficiary or the person entitled thereto.



**4. Acceleration and Sale of Property upon Default.** 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 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 in which the Property is located, 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 attorneys' fee; (2) to the obligations secured by this Deed of Trust; and (3) the surplus, if any, to the parties entitled thereto.

**5. Deed at Foreclosure Sale.** Trustee shall deliver its deed, without warranty, to the purchaser at the sale, which deed shall convey to the purchaser the interest in the Property which Grantor had or had the power to convey at the time of Grantor's execution of this Deed of Trust, and such as Grantor 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 purchasers and encumbrances for value.

**6. Other Remedies.** The power of sale conferred by this Deed of Trust and by applicable law is not an exclusive remedy; Beneficiary may cause this Deed of Trust to be foreclosed as a mortgage.

**7. Due on Sale Clause.** If Borrower should, without the prior written consent of Skagit Habitat for Humanity (which consent shall not be unreasonably withheld) sell, convey, transfer, encumber, or alienate the Property, any part thereof, or any interest therein or be divested of Borrower's title or any interest therein in any manner, whether voluntary or involuntary, then in recognition of the reliance by SHFH on the ownership and management of the Property by Borrower which is a material inducement to SHFH to extend credit and favorable credit terms to Borrower and in recognition of the increased risk to SHFH upon the conveyance of the Property, or interest, as the case may be, by Borrower, SHFH, at SHFH's sole option, shall have the right to declare all sums secured hereby forthwith due and payable. The following shall not be deemed to constitute a sale, transfer, or encumbrance for purposes hereof: (a) creation of a purchase money security interest in items which may become affixed or attached to the Property; (b) a transfer by devise, descent, or operation of law upon the death of a Borrower. Waiver of any right granted to Habitat herein as to one transaction, event, or occurrence shall not be deemed to be a waiver of right as to any subsequent transaction, event, or occurrence. Waiver of any right granted to Habitat herein as to one transaction, event, or occurrence shall not be deemed to be a waiver of right as to any subsequent transaction, event, or occurrence.



