

AFTER RECORDING, RETURN TO:

Michelle Evans

PO Box 1202

Mount Vernon, WA 98273



201206130037

Skagit County Auditor

6/13/2012 Page 1 of 7 1:07PM

FILE NO.

GRANTOR(S) (Borrower):

Robert A. Hughes

GRANTEE(S) (Secured Party):

Michelle L. Evans

GRANTEE(S) (Trustee):

Craig Sjostrom, Esq.

TAX PARCEL #: P15727

ABBREVIATED LEGAL DESCRIPTION:

11/33/3 SW SE
See attached legal description

REFERENCE NUMBERS OF DOCUMENTS ASSIGNED OR RELEASED: N/A

CONVEYANCE: DEED OF TRUST

(For Use in the State of Washington Only)

THIS DEED OF TRUST, made this 13 day of June, 2012 between Robert A. Hughes, GRANTOR, whose address is 19864 Dry Slough Rd., Mount Vernon, WA 98273, Craig Sjostrom, Attorney at Law, TRUSTEE, whose address is 1204 Cleveland, Mount Vernon, WA 98273 and Michelle L. Evans, BENEFICIARY, whose address is 19409 26th Ave. NE, Stanwood, WA 98292, WITNESSETH:

Grantor hereby bargains, sells and conveys to Michelle L. Evans, **with power of sale**, the following described real property in **Skagit County**, Washington:

See attached legal description

Situate in the County of Skagit, State of Washington.

which property is not used principally for agricultural activities, 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 Six Hundred Fifty-Four Thousand Four Hundred and Ninety Dollars Exactly (\$654,490) with interest, in accordance with the terms of a Promissory

ORIGINAL

Note of May 11, 2012, 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, flood, 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 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. 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 its interests or the enforcement of its 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 repaid. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Beneficiary's attorneys' fees whether or not there is a lawsuit, including attorney's 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), title insurance and fees for the trustee, to the extent permitted by applicable law. Grantors 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 its option, declare immediately due and payable all sums secured by this Deed of Trust 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 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. A sale of the partnership or any portion thereof by the existing partners shall also constitute a "sale or transfer." However, this option shall not be exercised by Beneficiary if exercise is prohibited by federal or Washington law.

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 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. 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.



201206130037

Skagit County Auditor

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.

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, Grantors hereby give and confer upon Beneficiary the right, power, and authority, during the continuance of this trust, to collect the property income, reserving to Grantors the right, prior to any default by Grantors 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 his 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 attorney's 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. Grantors 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.



201206130037

Skagit County Auditor

ORAL AGREEMENTS OR ORAL COMMITMENTS TO LOAN MONEY, EXTEND CREDIT, OR TO FORBEAR FROM ENFORCING REPAYMENT OF A DEBT ARE NOT ENFORCEABLE UNDER WASHINGTON LAW.

Robert A. Hughes

Robert A. Hughes

Michelle L. Evans

Michelle L. Evans

STATE OF WASHINGTON)

:SS

COUNTY OF SNOHOMISH)

Skagit

On this day personally appeared before me Robert A. Hughes, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 8 day of

June, 2012



Amy Hagenston
NOTARY PUBLIC in and for the State of
Washington, residing at Arington
My commission expires: 8/29/12
Name: Amy Hagenston

STATE OF WASHINGTON)

:SS

COUNTY OF SNOHOMISH)

On this day personally appeared before me Michelle L. Evans, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.



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Skagit County Auditor

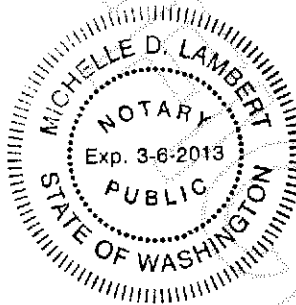
6/13/2012 Page

5 of

7 1:07PM

GIVEN under my hand and official seal this 13th day of

June, 2012.



Michelle Lambert Evans

NOTARY PUBLIC in and for the State of
Washington, residing at M.V. WA.

My commission expires: 3-6-2013

Name: Michelle Lambert Evans

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__

(Name)



201206130037

Skagit County Auditor

That portion of the North 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 33 North, Range 3 East, W.M., lying between the Northwesterly right-of-way line of the Dry Slough Road County No. 100 and Southeasterly of Dry Slough.

Except the right-of-way for Dike District No. 2.

Parcel "B"

The North 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 11, Township 33 North, Range 3 East, W.M.,

EXCEPT those portions conveyed to Skagit County for road purposes by instrument recorded March 6, 1907, in Volume 69 of Deeds, Page 188, and by instrument recorded February 17, 1965, under Auditor's File No. 662226,

AND EXCEPT the right-of-way of Dike District No. 2.

Parcel "C"

The northeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 11, Township 33 North, Range 3 East, W.M.



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