

When recorded return to:
Patrick G. Huycke
823 Alder Creek Dr.
Medford, OR 97504



201208290032
Skagit County Auditor

8/29/2012 Page 1 of 4 12:02PM

DEED OF TRUST LINE OF CREDIT

THIS DEED OF TRUST, made this 22 day of August, 2012 between HUYCKE INVESTMENTS III, LLC, an Oregon limited liability company and HUYCKE INVESTMENTS IV, LLC, an Oregon limited liability company, as GRANTOR(S), whose address is 823 Alder Creek Dr., Medford, OR 97504, and FIRST AMERICAN TITLE INSURANCE COMPANY, as TRUSTEE, whose address is c/o Guardian Northwest Title & Escrow, 1301 Riverside Dr., Suite B, PO Box 1667, Mt. Vernon, WA 98273, and GARY D. HALL, as BENEFICIARY, whose address is 2391 Terri Dr., Medford, OR 97504.

WITNESSETH: Grantor(s) hereby bargain(s), sell(s), and convey(s) to Trustee in trust, with power of sale, the following described real property in Skagit County, Washington:

PARCEL A:

Lots 1, 4 and 5, CALHOUN ADDITION TO THE TOWN OF LA CONNER, according to the plat thereof recorded in Volume 1 of Plats, page 14, records of Skagit County, Washington

PARCEL B:

The North 25 feet of Lot 2 and the North 25 feet of the West Half of Lot 3, Block 4, CALHOUN ADDITION TO THE TOWN OF LA CONNER, according to the plat thereof recorded in Volume 1 of Plats, page 14, records of Skagit County, Washington

PARCEL C:

Lot 2 and the West Half of Lot 3, Block 4, CALHOUN ADDITION TO THE TOWN OF LA CONNER, according to the plat thereof recorded in Volume 1 of Plats, page 14, records of Skagit County, Washington, EXCEPT the North 25 feet of Lot 2, ALSO EXCEPT the North 25 feet of the West Half of Lot 3

PARCEL D:

The East Half of Lot 3 and all of Lot 6, Block 4, CALHOUN ADDITION TO THE TOWN OF LA CONNER, according to the plat thereof recorded in Volume 1 of Plats, page 14, records of Skagit County, Washington

PARCEL E:

Lots 1, 2, 3, and 4, Block 5, CALHOUN ADDITION TO THE TOWN OF LA CONNER, according to the plat thereof recorded in Volume 1 of Plats, page 14, records of Skagit County, Washington.

Tax Parcel Number(s): P74125, P74124, P74123, P74126, P74127, P115871

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(s) herein contained, and payment of the sum of THREE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS

(\$325,000.00), with interest, in accordance with the terms of a promissory note of even date herewith, payable to Beneficiary or order, and made by Grantor(s), and all renewals, modifications, and extensions thereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantor(s), or any of his/her/their successors or assigns, together with interest thereon at such rate as shall be agreed upon. THIS IS A LINE OF CREDIT DEED OF TRUST. THE MAXIMUM PRINCIPAL AMOUNT TO BE ADVANCE PURSUANT TO THE CREDIT AGREEMENT (PROMISSORY NOTE) IS \$325,000.00.

Grantor assigns and transfers to Beneficiary (1) all leases, subleases, licenses, rental contracts, and other agreements, whether now existing or hereafter arising, and relating to the occupancy or use of all or any portion of the property, including all modifications, extensions, and renewals thereof (the "Leases"), and (2) all rents, revenues, issues, profits, income, proceeds, and benefits derived from the property and the lease, rental, or license of all or any portion thereof, including but not limited to lease and security deposits.

To protect the security of this Deed of Trust, Grantor(s) covenant(s) and agree(s):

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 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(s). 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(s) 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 Grantor(s) 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.



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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(s) 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(s) 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; and (3) 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 warranty, which shall convey to the purchaser the interest in the property which Grantor(s) had or had the power to convey at the time of his/her/their execution of this Deed of Trust, and such as he/she/they 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 an action or proceeding in which Grantor(s), 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 his/her/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.

HUYCKE INVESTMENTS III, LLC

By: _____

Patrick G. Huycke, Manager, Member

By: _____

Shirley A. Huycke, Manager

HUYCKE INVESTMENTS IV, LLC

By: _____

Shirley A. Huycke, Manager, Member

By: _____

Patrick G. Huycke, Manager



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STATE OF OREGON

ss.

COUNTY OF JACKSON

I certify that I know or have satisfactory evidence that PATRICK G. HUYCKE, member and manager of Huycke Investments III, LLC, and manager of Huycke Investments IV, LLC, and SHIRLEY A. HUYCKE, member and manager of Huycke Investments IV, LLC, and manager of Huycke Investments III, LLC, are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument on behalf of said entities and they acknowledged their execution to be the authorized and their free and voluntary act for the uses and purposes mentioned in this instrument..

Dated: *August 22, 2012*

Laurie A Miller
Notary name printed or typed: *Laurie A - Miller*
Notary Public in and for the State of Oregon
Residing at *823 Alder Creek Dr, Medford, OR*
My appointment expires: *Jan. 20, 2015 97504*



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: _____



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