

2200382790 D_V4RWA

which is organized and existing under the laws of The United States Of America
("Trustee"). The beneficiary is U.S. Bank N.A.

("Borrower"). The trustee is Routh, Crabtree, Olsen - James Miersma

THIS DEED OF TRUST ("Security Instrument") is made on 06/25/2013
The Grantor is MICHAEL T DYER and LINDA S DYER, husband and wife

LAND TITLE OF SKAGIT COUNTY

DEED OF TRUST

State of Washington

5661048320703

FHA Case No.

[Space Above This Line For Recording Data]

#146308.02

Trustee: Routh, Crabtree, Olsen - James Miersma

[Include lot, block and plat or section, township and range]
Full legal description located on page 2.

Assessor's Parcel or Account Number: 4619,000,018,0007/P105070
Abbreviated Legal Description: LT. 18, ELK RUN ESTATES

Bloomington, MN 55425

#440

1550 American Blvd East

Doc

U.S. Bank Home Mtg-Final

Return To:

6/28/2013 Page 1 of 18 2:21PM

Skagit County Auditor \$90.00

201306280137



whose address is 4801 Frederica Street, Owensboro, KY 42301

("Lender"). Borrower owes Lender the principal sum of

Two Hundred Thirty-Seven Thousand Two Hundred Forty-Four and 00/100ths

Dollars (U.S. \$ 237,244.00).

This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on July 01, 2043 . This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to the Trustee, in trust, with power of sale, the following described property located in Skaght County, Washington:

THIS DEED OF TRUST SECURES A MANUFACTURED HOME DESCRIBED AS FOLLOWS:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF.

YEAR/MAKE/MODEL: 1999 / HARBOR / BONANZA

VIN/SERIAL# PH203599A, PH203599B, PH203599C

HUD LABEL # ORE 388974 / ORE 388975 / ORE 388976

74 L x 42'6 W

"WHICH, BY INTENTION OF THE PARTIES, SHALL CONSTITUTE A PART OF THE REALTY

AND SHALL PASS WITH IT"

which has the address of 603 SHILOH LN

Sedro Woolley

("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

Borrower and Lender covenant and agree as follows:

UNIFORM COVENANTS.

1. Payment of Principal, Interest and Late Charge. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and late charges due under the Note.

2. Monthly Payment of Taxes, Insurance and Other Charges. Borrower shall include in each monthly payment, together with the principal and interest as set forth in the Note and any late charges, a sum for (a) taxes and special assessments levied or to be levied against the Property, (b) leasehold payments or ground rents on the Property, and (c) premiums for insurance required under paragraph 4. In any year in which the Lender must pay a mortgage insurance premium to the Secretary of Housing and Urban Development ("Secretary"), or in any year in which such premium would have been required if Lender still held the Security Instrument, each monthly payment shall also include either: (i) a sum for the annual mortgage insurance premium to be paid by Lender to the Secretary, or (ii) a monthly charge instead of a mortgage insurance premium if this Security Instrument is held by the Secretary, in a reasonable amount to be

2200382790

Initials: SSD / SSD D-V4RWA

WM-4R(WA) (0305).01

Page 2 of 9



Skagit County Auditor
6/28/2013 Page 2 of 18 2:21PM

\$90.00

determined by the Secretary. Except for the monthly charge by the Secretary, these items are called "Escrow Items" and the sums paid to Lender are called "Escrow Funds."

Lender may, at any time, collect and hold amounts for Escrow Items in an aggregate amount not to exceed the maximum amount that may be required for Borrower's escrow account under the Real Estate Settlement Procedures Act of 1974, 12 U.S.C. Section 2601 *et seq.*, and implementing regulations, 24 CFR Part 3500, as they may be amended from time to time ("RESPA"), except that the cushion or reserve permitted by RESPA for unanticipated disbursements or disbursements before the Borrower's payments are available in the account may not be based on amounts due for the mortgage insurance premium.

If the amounts held by Lender for Escrow Items exceed the amounts permitted to be held by RESPA, Lender shall account to Borrower for the excess funds as required by RESPA. If the amounts of funds held by Lender at any time are not sufficient to pay the Escrow Items when due, Lender may notify the Borrower and require Borrower to make up the shortage as permitted by RESPA.

The Escrow Funds are pledged as additional security for all sums secured by this Security Instrument. If Borrower tenders to Lender the full payment of all such sums, Borrower's account shall be credited with the balance remaining for all installment items (a), (b), and (c) and any mortgage insurance premium installment that Lender has not become obligated to pay to the Secretary, and Lender shall promptly refund any excess funds to Borrower. Immediately prior to a foreclosure sale of the Property or its acquisition by Lender, Borrower's account shall be credited with any balance remaining for all installment items (a), (b), and (c). All payments under paragraphs 1 and 2 shall be applied by Lender as follows:

- First, to the mortgage insurance premium to be paid by Lender to the Secretary or to the monthly charge by the Secretary instead of the monthly mortgage insurance premium;
- Second, to any taxes, special assessments, leasehold payments or ground rents, and fire, flood and other hazard insurance premiums, as required;
- Third, to interest due under the Note;
- Fourth, to amortization of the principal of the Note; and
- Fifth, to late charges due under the Note.

4. Fire, Flood and Other Hazard Insurance. Borrower shall insure all improvements on the Property, whether now in existence or subsequently erected, against any hazards, casualties, and contingencies, including fire, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. Borrower shall also insure all improvements on the Property, whether now in existence or subsequently erected, against loss by floods to the extent required by the Secretary. All insurance shall be carried with companies approved by Lender. The insurance policies and any renewals shall be held by Lender and shall include loss payable clauses in favor of, and in a form acceptable to, Lender.

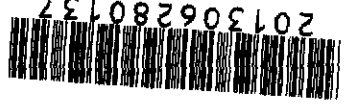
In the event of loss, Borrower shall give Lender immediate notice by mail. Lender may make proof of loss if not made promptly by Borrower. Each insurance company concerned is hereby authorized and directed to make payment for such loss directly to Lender, instead of to Borrower and to Lender jointly. All or any part of the insurance proceeds may be applied by Lender, at its option, either (a) to the reduction of the indebtedness under the Note and this Security Instrument, first to any delinquent amounts applied in the order in paragraph 3, and then to prepayment of principal, or (b) to the restoration or repair of the damaged Property. Any application of the proceeds to the principal shall not extend or postpone the due date of the monthly payments which are referred to in paragraph 2, or change the amount of such payments. Any excess insurance proceeds over an amount required to pay all outstanding indebtedness under the Note and this Security Instrument shall be paid to the entity legally entitled thereto.

In the event of foreclosure of this Security Instrument or other transfer of title to the Property that extinguishes the indebtedness, all right, title and interest of Borrower in and to insurance policies in force shall pass to the purchaser.

5. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leaseholds. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty days after the execution of this Security Instrument (or within sixty days of a later sale or transfer of the Property) and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender determines that requirement will cause undue hardship for Borrower, or unless extenuating circumstances exist which are beyond Borrower's control. Borrower shall notify Lender of any extenuating circumstances. Borrower shall not commit waste or destroy, damage or substantially change the Property or allow the Property to deteriorate, reasonable wear and tear excepted. Lender may inspect the Property if the Property is vacant or abandoned or the loan is in default. Lender may take reasonable action to protect and preserve such vacant or abandoned Property. Borrower shall

2200382790

Initials MM SD
D V4RWA



Skagit County Auditor

also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property as a principal residence. If this Security Instrument is on a leasehold, Borrower shall comply with the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and fee title shall not be merged unless Lender agrees to the merger in writing.

6. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in place of condemnation, are hereby assigned and shall be paid to Lender to the extent of the full amount of the indebtedness that remains unpaid under the Note and this Security Instrument. Lender shall apply such proceeds to the reduction of the indebtedness under the Note and this Security Instrument, first to any delinquent amounts applied in the order provided in paragraph 3, and then to prepayment of principal. Any application of the proceeds to the principal shall not extend or postpone the due date of the monthly payments, which are referred to in paragraph 2, or change the amount of such payments. Any excess proceeds over an amount required to pay all outstanding indebtedness under the Note and this Security Instrument shall be paid to the entity legally entitled thereto.

7. Charges to Borrower and Protection of Lender's Rights in the Property. Borrower shall pay all governmental or municipal charges, fines and impositions that are not included in paragraph 2. Borrower shall pay these obligations on time directly to the entity which is owed the payment. If failure to pay would adversely affect Lender's interest in the Property, upon Lender's request Borrower shall promptly furnish to Lender receipts evidencing these payments.

If Borrower fails to make these payments or the payments required by paragraph 2, or fails to perform any other covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, for condemnation or to enforce laws or regulations), then Lender may do and pay whatever is necessary to protect the value of the Property and Lender's rights in the Property, including payment of taxes, hazard insurance and other items mentioned in paragraph 2.

Any amounts disbursed by Lender under this paragraph shall become an additional debt of Borrower and be secured by this Security Instrument. These amounts shall bear interest from the date of disbursement, at the Note rate, and at the option of Lender, shall be immediately due and payable.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

9. Grounds for Acceleration of Debt.

8. Fees. Lender may collect fees and charges authorized by the Secretary.

(a) Default. Lender may, except as limited by regulations issued by the Secretary, in the case of payment defaults, require immediate payment in full of all sums secured by this Security Instrument if:

(1) Borrower defaults by failing to pay in full any monthly payment required by this Security Instrument prior to or on the due date of the next monthly payment, or

(ii) Borrower defaults by failing, for a period of thirty days, to perform any other obligations contained in this Security Instrument.

(b) Sale Without Credit Approval. Lender shall, if permitted by applicable law (including Section 341(d) of the Garn-St. German Depository Institutions Act of 1982, 12 U.S.C. 1701j-3(d)) and with the prior approval of the Secretary, require immediate payment in full of all sums secured by this Security Instrument if:

2200382790

D - V4RWA
Initials *MP* \$50

V4RWA (0305).01

Page 4 of 6



(i) All or part of the Property, or a beneficial interest in a trust owning all or part of the Property, is

sold or otherwise transferred (other than by devise or descent), and
(ii) The Property is not occupied by the purchaser or grantee as his or her principal residence, or the purchaser or grantee does so occupy the Property but his or her credit has not been approved in accordance with the requirements of the Secretary.

(c) **No Waiver.** If circumstances occur that would permit Lender to require immediate payment in full, but Lender does not require such payments, Lender does not waive its rights with respect to subsequent events.

(d) **Regulations of HUD Secretary.** In many circumstances regulations issued by the Secretary will limit Lender's rights, in the case of payment defaults, to require immediate payment in full and foreclose if not paid. This Security Instrument does not authorize acceleration or foreclosure if not permitted by regulations of the Secretary.

(e) **Mortgage Not Insured.** Borrower agrees that if this Security Instrument and the Note are not determined to be eligible for insurance under the National Housing Act within 60 days from the date hereof, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. A written statement of any authorized agent of the Secretary dated subsequent to 60 days from the date hereof, declining to insure this Security Instrument and the Note, shall be deemed conclusive proof of such ineligibility. Notwithstanding the foregoing, this option may not be exercised by Lender when the unavailability of insurance is solely due to Lender's failure to remit a mortgage insurance premium to the Secretary.

10. Reinstatement. Borrower has a right to be reinstated if Lender has required immediate payment in full because of Borrower's failure to pay an amount due under the Note or this Security Instrument. This right applies even after foreclosure proceedings are instituted. To reinstate the Security Instrument, Borrower shall tender in a lump sum all amounts required to bring Borrower's account current including, to the extent they are obligations of Borrower under this Security Instrument, foreclosure costs and reasonable and customary attorneys' fees and expenses properly associated with the foreclosure proceeding. Upon reinstatement by Borrower, this Security Instrument and the obligations that it secures shall remain in effect as if Lender had not required immediate payment in full. However, Lender is not required to permit reinstatement if: (i) Lender has accepted reinstatement after the commencement of foreclosure proceedings within two years immediately preceding the commencement of a current foreclosure proceeding, (ii) reinstatement will preclude foreclosure on different grounds in the future, or (iii) reinstatement will adversely affect the priority of the lien created by this Security Instrument.

11. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time of payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successor in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

12. Successors and Assigns Bound; Joint and Several Liability; Co-Signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 9(b). Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

2200382790

D VARWA
Initials *SSD*



13. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

14. Governing Law; Severability. This Security Instrument shall be governed by Federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

15. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.

16. Hazardous Substances. Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substances affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 16, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 16, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

17. Assignment of Rents. Borrower unconditionally assigns and transfers to Lender all the rents and revenues of the Property. Borrower authorizes Lender or Lender's agents to collect the rents and revenues and hereby directs each tenant of the Property to pay the rents to Lender or Lender's agents. However, prior to Lender's notice to Borrower of Borrower's breach of any covenant or agreement in the Security Instrument, Borrower shall collect and receive all rents and revenues of the Property as trustee for the benefit of Lender. This assignment of rents constitutes an absolute assignment and not an assignment for additional security only.

If Lender gives notice of breach to Borrower: (a) all rents received by Borrower shall be held by (b) Lender shall be entitled to collect and receive all of the rents of the Property; and (c) each tenant of the Property shall pay all rents due and unpaid to Lender or Lender's agent on Lender's written demand to the tenant.

Borrower has not executed any prior assignment of the rents and has not and will not perform any act that would prevent Lender from exercising its rights under this paragraph 17. Lender shall not be required to enter upon, take control of or maintain the Property before or after giving notice of breach to Borrower. However, Lender or a judicially appointed receiver may do so at any time there is a breach. Any application of rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of rents of the Property shall terminate when the debt secured by the Security Instrument is paid in full.

2200382790

D - V4RWA
Initials: *WJL* *SSD*

Page 6 of 9

WMP 4RWA (0305).01



201306280137

\$90.00

6 of 18 2:21PM

Skagit County Auditor
6/28/2013 Page

18. Foreclosure Procedure. If Lender requires immediate payment in full under paragraph 9, Lender may invoke the power of sale and any other remedies permitted by applicable law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 18, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If Lender invokes the power of sale, Lender shall give written notice to Trustee of the occurrence of an event of default and of Lender's election to cause the Property to be sold. Trustee and Lender shall take such action regarding notice of sale and shall give such notices to Borrower and to other persons as applicable law may require. After the time required by applicable law and after publication of the notice of sale, Trustee, without demand on Borrower, shall sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Trustee determines. Trustee may postpone sale of the Property for a period or periods permitted by applicable law by public announcement at the time and place fixed in the notice of sale. Lender or its designee may purchase the Property at any sale.

Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it or to the clerk of the superior court of the county in which the sale took place. If the Lender's interest in this Security Instrument is held by the Secretary and the Secretary requires immediate payment in full under paragraph 9, the Secretary may invoke the nonjudicial power of sale provided in the Single Family Mortgage Foreclosure Act of 1994 ("Act") (12 U.S.C. 3751 *et seq.*) by requesting a foreclosure commissioner designated under the Act to commence foreclosure and to sell the Property as provided in the Act. Nothing in the preceding sentence shall deprive the Secretary of any rights otherwise available to a Lender under this paragraph 18 or applicable law.

19. Reconveyance. Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty and without charge to the person or persons legally entitled to it. Such person or persons shall pay any recordation costs.

20. Substitute Trustee. In accordance with applicable law, Lender may from time to time appoint a successor trustee to any Trustee appointed hereunder who has ceased to act. Without conveyance of the Property, the successor trustee shall succeed to all the title, power and duties conferred upon Trustee herein and by applicable law.

21. Use of Property. The Property is not used principally for agricultural or farming purposes.

22. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es)].

☐ Condominium Rider ☐ Growing Equity Rider ☐ Other [specify] ☐
☐ Planned Unit Development Rider ☐ Graduated Payment Rider

2200382790

Initials *MSD* *MSD*
D - VAWA

Page 7 of 9

VM-4RWA (0305).01



BY SIGNING BELOW, Borrower accepts and agrees to the terms contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Witnesses:

(Seal) MICHAEL L DYER

(Seal) LINDA S DYER

(Seal) Borrower

(Seal) Borrower

(Seal) Borrower

(Seal) Borrower

(Seal) Borrower

(Seal) Borrower

2200382790

D V4RWA

VMH-4RWA (0305).01

Page 8 of 9



201306280137

STATE OF WASHINGTON County of

SKAGIT

ss: }

On this day personally appeared before me MICHAEL L DYER and LINDA S DYER

to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purpose therein mentioned.

GIVEN under my hand and official seal this

26th day of JUNE 2013

Deborah Ann Jones
Notary Public in and for the State of Washington, residing at
2600 1st Ave My Appointment Expires on 6/28/16



2200382790

Page 9 of 9



201306280137

Initials *MD* *SSD*
D_V4RWA

Schedule "A-1"

146308-OE

DESCRIPTION:

Lot 18, "ELK RUN ESTATES," as per plat recorded in Volume 15 of Plats, page 173, records of Skagit County, Washington; being an Amendment to the Plat of "MAX SUTTON ESTATES," as per plat recorded in Volume 15 of Plats, pages 161 and 162, which is an Amendment of Plat recorded in Volume 15 of Plats, pages 127 and 128, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



201306280137

Return To:
U.S. Bank Home Mortgage
809 S. 60th Street, Suite 210
West Allis, WI 53214
Attn: Laura Weber

JUNE 26th, 2013

Date
SKAGIT

Place of Recording

Tax Parcel No. 4619.000.018.0007

Legal Description is at page

Lot Block Plat or Section

Township Range Quarter/Quarter Section

MANUFACTURED HOME AFFIDAVIT OF AFFIXATION

U.S. BANK LOAN NUMBER: 2200382790

MICHAEL L. DYER AND LINDA S. DYER

Borrower(s)

Being duly sworn, on his or her oath state as follows:

1. Borrower(s) own, or are purchasing, the manufactured home described as follows:

USED	1999	HARBOR	BONANZA
New/Used	Year	Manufacturer's Name	Model Name or Model No.

PH203599A, PH203599B, PH203599C	74 L x 42.6 W
Vehicle Identification Number(s)	Length x Width

2. The Home was built in compliance with the federal Manufactured Home Construction and Safety Standards Act, after June 15, 1976.

3. The Home is or will be located at the following Property Address:

603 SHILOH LN	SEDRO WOOLEY	WA	98284
Street or Route	City	State	Zip Code

ATTENTION COUNTY CLERK: This instrument covers goods that are fixtures on the land described herein and is to be filed for record in the records where conveyances of real estate are recorded.



4. The legal description of the Property Address ("Land") is typed below or please see attached legal description:

"SEE ATTACHED LEGAL DESCRIPTION"

5. The Borrower(s) is/are the owner of, or is/are purchasing, the Land and any conveyance or financing of the Home and the Land shall be a single transaction under applicable state law.

6. The Home is anchored to the Land by attachment to a permanent foundation, constructed in accordance with applicable state and local building codes and manufacturer's specifications in a manner sufficient to validate any applicable manufacturer's warranty, and permanently connected to appropriate residential utilities (e.g., water, gas, electricity, sewer) ("Permanently Affixed"). The Homeowner intends that the Home be an immovable fixture and a permanent improvement to the Land.

7. The Home shall be assessed and taxed as an improvement to the Land, with the understanding the manufactured home shall not be converted to personal property.

8. This Affidavit is executed by the Borrower(s) pursuant to applicable state law.

9. Borrower(s) and Lender state that it is their intent that the manufactured home be and remain permanently attached to and part of the real property, and that it be regarded as an immovable fixture thereto and not as personal property.

10. If the Home and Land is located in a state that allows for the elimination or surrender of the Vehicle title, and the elimination or surrender process has not already been completed, the Borrower(s) will execute all documentation required under law to convert the property to real estates. If the Home and Land is located in a state that does not require a vehicle title, the Borrower(s) will provide evidence that no vehicle title exists and agrees that they will not create a vehicle title in the future. If the Home and Land is located in a state where you are unable to eliminate or surrender the vehicle title, the Borrower(s) will execute all documentation required under law to insure that the vehicle title ownership is in the Borrower(s) name and U.S. Bank National Association be shown as the first lien holder.

Michael L. Dyer Borrower Signature

Linda S. Dyer Borrower Signature

MICHAEL L. DYER

Printed Name

Borrower Signature

Printed Name

Borrower Signature

Printed Name

LINDA S. DYER

Borrower Signature

ATTENTION COUNTY CLERK: This instrument covers goods that are fixtures on the land described herein and is to be filed for record in the records where conveyances of real estate are recorded.

Page 2 of 5

Revised 10/2011



STATE OF WASHINGTON

COUNTY OF SKAGIT

On the 26th day of JUNE in the year 2013 before me, the undersigned, a Notary Public in and for said State, personally appeared

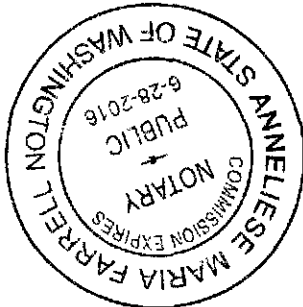
MICHAEL L. DYER AND LINDA S. DYER

Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

ANNE L. FARRER
Notary Signature

ANNE L. FARRER
Notary Printed Name

WASHINGTON State of
SKAGIT Qualified in the County of
6/28/16 My Commission Expires:



Official Seal:

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law."

ANNE L. FARRER

ATTENTION COUNTY CLERK: This instrument covers goods that are fixtures on the land described herein and is to be filed for record in the records where conveyances of real estate are recorded.

Page 3 of 5
Revised 10/25/2011



Lender's Statement of Intent:

The undersigned ("Lender") intends that the Home be an immovable fixture and a permanent improvement to the Land.

U.S. Bank, National Association

By:

Vida R. Vidal
Authorized Signature

Vida R. Vidal

Printed Name

STATE OF OREGON

COUNTY OF MULTNOMAH

On the 14 day of JUNE in the year 2013 before me, the undersigned, a Notary Public in and for said State, personally appeared

Vida R. Vidal

Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

Notary Signature

Krysti Jackson

Official Seal

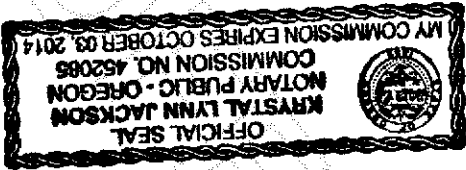
Krysti Jackson

Notary Printed Name

Notary Public, State of Oregon

Qualified in the County of Multnomah

My Commission Expires: October 03, 2014



ATTENTION COUNTY CLERK: This instrument covers goods that are fixtures on the land described herein and is to be filed for record in the records where conveyances of real estate are recorded.

Pa

Re



EXHIBIT "A"

Parcel Number: 1-1896-201-2149-002

THIS DEED OF TRUST SECURES A MANUFACTURED HOME DESCRIBED AS
FOLLOWS:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF.

YEAR/MAKE/MODEL: 1999 / HARBOR / BONANZA

VIN/SERIAL# PH203599A, PH203599B, PH203599C

HUD LABEL # ORE 388974 / ORE 388975 / ORE 388976

74 L x 42'6 W

"WHICH, BY INTENTION OF THE PARTIES, SHALL CONSTITUTE A PART OF
THE REALTY AND SHALL PASS WITH IT"

ATTENTION COUNTY CLERK: This instrument covers goods that are fixtures on the land described herein and is
to be filed for record in the records where conveyances of real estate are recorded.

Revised

Page 2 of 2



Skagit County Auditor

6/28/2013 Page 16 of 18 2:21PM \$80.00

Return To:
U.S. BANK HOME MORTGAGE
809 S. 60th Street, Suite 210
West Allis, WI 53214
Attn: Laura Weber

JUNE 26th, 2013

Date
SKAGIT

Place of Recording

Tax Parcel No. 4619.000.018.0007

Legal Description is at page

Lot Block Plat or Section

Township Range Quarter/Quarter Section

Manufactured Home Limited Power of Attorney

U.S. BANK LOAN NUMBER: 2200382790

KNOW ALL PERSONS BY THESE PRESENTS, that

I(We), **MICHAEL L. DYER AND LINDA S. DYER**

the undersigned, of the County of **SKAGIT**, State / Commonwealth of **WASHINGTON**, being the Buyer, Seller, or Owner, as applicable, of the following described "Vehicle":

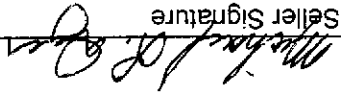
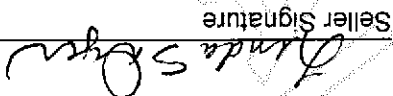
USED	1999	HARBOR	BONANZA
New/Used	Year	Manufacturer's Name	Model Name or Model No.
PH203599A, PH203599B, PH203599C			
Vehicle Identification Number(s)			
ORE 388974 / ORE 388975 / ORE 388976			
HUD Numbers			



(We) do hereby make, constitute, and appoint U.S. Bank National Association ND, U.S. Bank National Association, and any of its agents or designees (each an "Attorney-in-Fact") as my(our) true and lawful attorney-in-fact for the limited purpose of preparing, completing, and executing any and all documents, and taking any and all actions necessary or beneficial in connection with the registration, transfer of ownership, re-titling, and the placement and release of a lien of and for the Vehicle.

Specifically, my(our) Attorney-in-Fact is authorized to, without limitation and as applicable to the situation: (i) prepare and execute required affidavits with respect to the representations made herein; (ii) complete and execute any Certificate of Ownership issued by the Department of Transportation, Motor Vehicle Division, or equivalent state or local agency in and for the State/Commonwealth of WASHINGTON (each a "State Agency"); (iii) apply for a Certificate of Title issued by the State Agency; (iv) transfer ownership of the Vehicle by completing and executing the necessary provisions of the Certificate of Title, including without limitation, signing the mileage disclosure on the Certificate of Title for the Vehicle, only if the disclosure is made as required by federal and/or state law; and (v) completing and executing any documentation necessary for Attorney-in-Fact to place its lien on the Certificate of Title and to release other existing liens encumbering the Certificate of Title. (We) further grant and give Attorney-in-Fact the full authority and power to do and perform any and all acts necessary or incident to the execution of the powers expressly granted in this instrument.

The recipient of an original or copy (photocopy, facsimile, or otherwise) of this instrument may rely on the provisions contained herein without further inquiry into its authenticity or validity, or confirmation of same from me(us), and will not be held liable by me(us) for their reliance on the same.

 _____ Seller Signature	 _____ Seller Signature
_____ Printed Name	_____ Printed Name
MICHAEL L. DYER	LINDA S. DYER
_____ Buyer Signature	_____ Buyer Signature
_____ Printed Name	_____ Printed Name



STATE OF WASHINGTON

COUNTY OF SKAGIT

On the 26th day of JUNE
undersigned, a Notary Public in and for said State, personally appeared

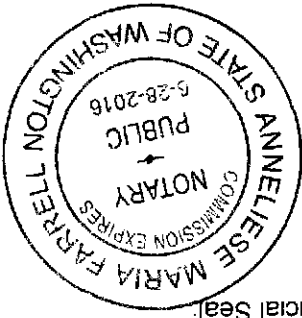
MICHAEL L. DYER AND LINDA S. DYER

Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

Annellese Maria Farrell
Notary Signature

ANNELLESE MARIA FARRELL
Notary Printed Name

Notary Public, State of WASHINGTON
Qualified in the County of SKAGIT
My Commission Expires: 6/28/16



Official Seal

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law."

Annellese Maria Farrell

