

When recorded return to:

Sheila D. Gunerius, Allan B. & Barbara Fredrickson
1020 Chippewa St
Mount Vernon, WA 98273



201401140045

Skagit County Auditor

\$76.00

1/14/2014 Page

1 of

4 10:10AM

Recorded at the Request of:
Guardian Northwest Title
File No.: 104504

DEED OF TRUST

GUARDIAN NORTHWEST TITLE CO.

(For use in the State of Washington only)

104504

THIS DEED OF TRUST, made this 10th day of January, 2014 between Fredrickson & Gunerius, LLC, GRANTOR, whose address is 18419 Peregrine Lane, Mount Vernon, WA 98274, Guardian Northwest Title, TRUSTEE, whose address is 1301-B Riverside Drive, Mount Vernon, WA 98273 and Sheila D. Gunerius a single woman, as to an undivided 50% interest, Allan B. Fredrickson & Barbara A. Fredrickson, Husband and Wife, as to an undivided 50% interest BENEFICIARY, whose address is 1020 Chippewa St, Mount Vernon, WA 98273.

WITNESSETH: Grantor hereby bargains, sells, and conveys to Trustee in trust, with power of sale, the following described real property in Skagit County, Washington:

Abbreviated Legal:

Lots 13-24 Block 5, Supplemental Plat of Knutzen's Addition

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P72722, 4089-005-024-0007, P72723, 4089-005-024-0106

which real property is not used principally for agricultural 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 of the property.

This Deed of Trust is for the purpose of securing performance of each agreement of Grantor herein contained in this Deed of Trust, and payment of the sum of **SEVEN HUNDRED SEVENTY THOUSAND AND NO/100 Dollars (\$770,000.00)** with interest, in accordance with the terms of a promissory note of even date herewith, payable to Beneficiary or order, and made by Grantor, and all renewals, modifications, and extensions of the note, and also such further sums as may be advanced or loaned by Beneficiary to Grantor, or any of the Grantor's successors or assigns, together with interest thereon at the rate agreed upon.

DUE DATE: The entire balance of the promissory note secured by this Deed of Trust, together with any and all interest accrued thereon, shall be due and payable in full on **January 1, 2034**

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 of the property; to complete any building, structure, or improvement being built or about to be built on the property; to restore promptly any building, structure, or improvement on the property 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 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. The amount collected under any insurance policy may be applied upon any indebtedness secured by this Deed of Trust 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.

Fredrickson & Gunerius, LLC by authorized agent
511 Morris Street, LLC

[Signature]
By: Kevin E. Ware, Managing Member

[Signature]
By: Kari J Ware, Managing Member

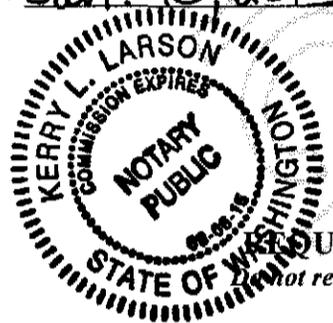
State of Washington
County of Skagit } SS:

Kevin E. Ware & Kari J. Ware

I certify that I know or have satisfactory evidence that Kevin E. Ware & Kari J. Ware the person who appeared before me, and said person acknowledge that ~~they~~ signed this instrument and acknowledge it to be ~~their~~ free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: Jan. 10, 2013

[Signature]
~~Katie Hiekek~~ Kerry L. Larson
Notary Public in and for the State of Washington
Residing at: Mount Vernon
My appointment expires: 8-06-2015



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 _____,



Exhibit "A"

Lots 13 to 24, inclusive, Block 5, "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION TO THE TOWN OF BURLINGTON" as per plat recorded in Volume 4 of Plats, page 7, records of Skagit County, Washington.

TOGETHER WITH THAT portion of vacated West Walnut Street adjacent to and abutting upon said lots.

ALSO, that portion of the Pacific Northwest Traction Company right of way (now abandoned), as shown in the "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION", which lies between the South line of said Lot 13 and the North line of Lot 24, extended East.



201401140045

LPB-22A(i) 4/00