

When recorded return to:
George R. Lockman
223 Friday Creek Road
Bellingham, WA 98229



201404300056

Skagit County Auditor

\$76.00

4/30/2014 Page

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4 1:18PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620020725

CHICAGO TITLE
620020725

DEED OF TRUST
(For use in the State of Washington only)

THIS DEED OF TRUST, made this 28th day of April, 2014 between

Richard G. Nord and Dawn M. Nord, husband and wife and James N. Scott and Mary S. Scott,
husband and wife, as GRANTOR(S),

whose address is 107 S 3rd, PO Box 1012, La Conner, WA 98257

and Chicago Title Company, as TRUSTEE,

whose address is 425 Commercial Street, Mount Vernon, WA 98273

and George R. Lockman, and unmarried individual as to an undivided 50% interest and George R.
Lockman, as Personal Representative of the Estate of Ann A. Lockman, deceased, as to an undivided
50% interest, as BENEFICIARY,

whose address is 223 Friday Creek Road, Bellingham, WA 98229

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:

Lot 1 of Short Plat No. SW-01-94, approved May 12, 1994, and recorded May 16, 1994, under
Skagit County Auditor's File No. 9405160137, being a portion of the Southeast quarter of the
Southeast quarter of Section 23, Township 35 North, Range 4 East, W.M., Skagit County,
Washington.

Situate in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P37153, 350423-1-011-0112

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 of Trust is for the purpose of securing performance of each agreement of Grantor(s)
contained in this Deed of Trust, and payment of the sum of One Hundred Fifty Three Thousand,
Seven Hundred Fifty And No/100 Dollars (\$153,750.00) 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 Grantor(s)' successors or assigns, together with
interest thereon at such rate as shall be 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 April 30, 2017.

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.

DEED OF TRUST
(continued)

- 5. Trustee shall deliver to the purchaser at the sale its deed, without warranty, which shall convey to the purchaser all right, title and interest in the real and personal property which Grantor(s) had or had the power to convey at the time of the execution of this Deed of Trust, and such as Grantor(s) 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 absence, death, incapacity, disability, or resignation of Trustee, or at the discretion of the Beneficiary, 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.
- 9. ADDITIONAL TERMS AND CONDITIONS: (check one)
 - a. None
 - b. As set forth on the attached Exhibit "A" which is incorporated by this reference.
 (Note: If neither "a" or "b" is checked, then option "a" applies.)

Richard G. Nord
Richard G. Nord

Dawn M. Nord
Dawn M. Nord

James N. Scott
James N. Scott

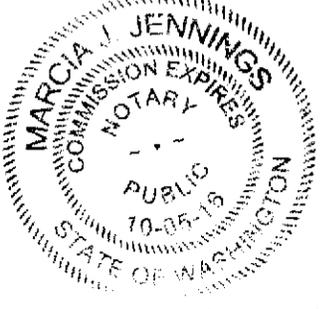
Mary S. Scott
Mary S. Scott

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Richard G. Nord, Dawn M. Nord, James N. Scott and Mary S. Scott are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 30, 2014

Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley
My appointment expires: 10/5/2016



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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

George R. Lockman

Date

The Estate of Ann A. Lockman, deceased

Signature

Date

By: George R. Lockman

Print Name

Its: Personal Representative

Print Title

