

When recorded return to:

Thomas R. Skinner
14118 McTaggart Avenue
Bow, W 98232



Skagit County Auditor
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\$76.00
4 12:03PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 149353-OE ✓

Grantor: **Brick Unicorn LLC, a Washington limited liability company**
Beneficiary:

LAND TITLE OF SKAGIT COUNTY

DEED OF TRUST

(For use in the State of Washington only)

THIS DEED OF TRUST, made this 4th day of June, 2014 between **BRICK UNICORN LLC, a Washington limited liability company, GRANTOR**, whose address is **17001 Brentwood PI NE, Seattle, WA 98155, Land Title and Escrow, TRUSTEE**, whose address is **P.O. Box 445, 111 East George Hopper Road, Burlington, WA 98233** and **JOHN R. SKINNER and CHRISTINE WARDENBURG-SKINNER, husband and wife BENEFICIARY**, whose address is **14118 McTaggart Avenue, Bow, W 98232**.

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: **A Ptn Of Lot 1, Blk 5, Edison.**

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): **4099-005-001-0101, P72967**

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 **SIXTY SIX THOUSAND AND NO/100 Dollars (\$66,000.00)** 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 **July 5th, 2019**.

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.

Date: June 4, 2014

Brick Unicorn LLC, a Washington limited liability company

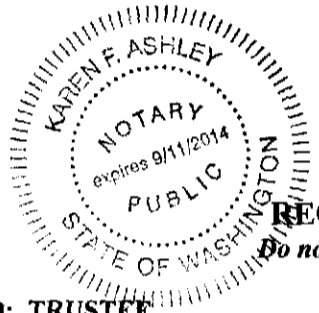
[Signature]
By: Mary Christine Erickson, Manager

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Mary Christine Erickson
the person who appeared before
me, and said person acknowledged that she signed this instrument, on oath stated She is
authorized to execute the instrument and is Manager
of Brick Unicorn LLC, a Washington limited liability*
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

*company
Dated: June 13 2014

[Signature: Karen Ashley]
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2014



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 _____,

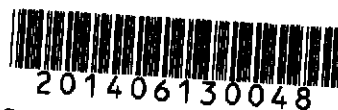


Exhibit "A"

The South 22 feet of Lot 1, Block 5, "EDISON HALLER'S ADDITIONS," (2nd Addition) as per plat recorded in Volume 2 of Plats, page 87, records of Skagit County, Washington.

TOGETHER WITH the North 5 feet of the South 27 feet of Lot 1, Block 5, "EDISON HALLER'S ADDITIONS," (2nd Addition) as per plat recorded in Volume 2 of Plats, page 87, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



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