

When recorded return to:

John V. Gubrud
Claudette S. Gubrud
910 S. 38th Place
Mount Vernon, WA 98274



201501150107

Skagit County Auditor \$76.00
1/15/2015 Page 1 of 4 3:06PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 151181-SE ✓

Grantor: **MVG PROPERTIES LLC**
Beneficiary: **John V. Gubrud and Claudette S. Gubrud**

Land Title and Escrow

**SHORT FORM
DEED OF TRUST**

THIS DEED OF TRUST, is made this 9th day of January, 2015 between **MVG PROPERTIES LLC**, a Washington limited liability company as GRANTOR, whose address is 400 East Fairhaven Avenue, Burlington, Washington, 98233 and Land Title and Escrow, as TRUSTEE, whose address is P.O. Box 445, 111 East George Hopper Road, Burlington, Washington, 98233, and **JOHN V. GUBRUD and CLAUDETTE S. GUBRUD**, husband and wife as BENEFICIARY, whose address is 910 S. 38th Place, Mount Vernon, WA 98274

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

Abbreviated Legal: **Lot 7, Blk 41, Amended Plat Of Burlington.**

SEE ATTACHED EXHIBIT "A"

Tax Parcel Number(s): **4076-041-007-0008, P71571**

TOGETHER WITH all the tenements hereditaments and appurtenances, now or hereafter thereunto belonging or in anywise appertaining, and the rents, issues and profits thereof and all other property or rights of any kind or nature whatsoever further set forth in the Master Deed of Trust hereinafter referred to, SUBJECT, HOWEVER, to the rights, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits. THIS DEED IS FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of Grantor incorporated by reference or contained herein and payment of the sum of **EIGHTY THOUSAND AND NO/00THS Dollars (\$80,000.00)** with interest thereon according to 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 thereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantor, or any other successors or assigns, together with interest thereon at such rate as shall be agreed upon.

By executing and delivering this Deed of Trust and the Note secured hereby, the parties agree that all provisions of Paragraphs 1 through 35 inclusive of the Master Form Deed of Trust hereinafter referred to, except such paragraphs as are specifically excluded or modified herein, are hereby incorporated herein by reference and made an integral part hereof for all purposes the same as if set forth herein at length, and the Grantor hereby makes said covenants and agrees to fully perform all of said provisions The Master Form Deed of Trust above referred to was recorded on the twenty-fifth (25th) day of July, 1968, in the Official Records of the offices of the County Auditors of the following counties in Washington in the book, and at the page designated after name of each county, to-wit:

| COUNTY | BOOK OR VOL. | PAGE NO. | AUDITOR'S FILE NO. | COUNTY | BOOK OR VOL. | PAGE NO. | AUDITOR'S FILE NO. |
|--------------|---------------------------------|---------------|--------------------|--------------|----------------------|--------------|--------------------|
| Adams | 2 of Record. Instr. | 513-16 | 122987 | Lewis | 7 of Official Rec. | 839-842 | 725562 |
| Asotin | Microfilmed Under Auditor's No. | | 101896 | Lincoln | 107 of Mortgages | 776-779 | 316596 |
| Benton | 241 of Official Rec. | 695A-C | 592931 | Mason | Reel 48 | Fram 835-838 | 236038 |
| Chelan | 688 of Official Rec. | 1682-1685 | 681844 | Okanogan | 121 of Mortgages | 517-519A | 560658 |
| Chillam | 315 of Official Rec. | 195-198 | 383176 | Pacific | 213 of Official Rec. | 649-652 | 55707 |
| Clark | Aud. Microfilm No. | 702859-702862 | G-519253 | Pend Oreille | 27 of Mtgs. | 8-11 | 126854 |
| Columbia | 49 of Deeds | 198-201 | F-3115 | Pierce | 1254 of Mtgs. | 707-710 | 2250799 |
| Cowlitz | 747 of Official Rec. | 234-237 | 675475 | San Juan | 28 of Mtgs. | 459-462 | 69282 |
| Douglas | 125 of Mortgages | 120-123 | 151893 | Skagit | 19 of Official Rec. | 80-83 | 716277 |
| Ferry | 28 of Deeds | 413-416 | 153150 | Skamania | 47 of Mtgs. | 41-44 | 70197 |
| Franklin | 11 of Official Rec. | 138-141 | 309636 | Snohomish | 233 of Official Rec. | 540-543 | 2043549 |
| Garfield | Microfilmed Under Auditor's No. | | 13044 | Spokane | 14 of Official Rec. | 1048-1051 | 376267C |
| Grant | 44 of Rec. Doc. | 373-376 | 538241 | Stevens | 109 of Mtgs. | 394-397 | 390635 |
| Grays Harbor | 21 of General | 31-34 | 207544 | Thurston | 454 of Official Rec. | 731-734 | 785350 |
| Island | 181 of Official Rec. | 710-713 | 211628 | Wahkiakum | 17 of Mortgages | 89-92 | 24732 |
| Jefferson | 4 of Official Rec. | 376-319 | 196853 | Walla Walla | 308 of Mtgs. | 711-714 | 495721 |
| King | 5690 of Mtgs. | 436-439 | 6382309 | Whatcom | 82 of Official Rec. | 855-858 | 1047522 |
| Kitsap | 929 of Official Rec. | 480-483 | 934770 | Whitman | 1 of Misc. | 291-294 | 382282 |
| Kittitas | 111 of Mortgages | 364-364 | 348693 | Yakima | 712 of Official Rec. | 147-150 | 2170555 |
| Klickitat | 101 of Mortgages | 107-110 | 131095 | | | | |

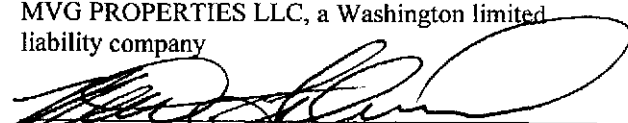
A copy of such Master Form Deed of Trust is hereby furnished to the person executing this Deed of Trust and by executing this Deed of Trust the Grantor acknowledges receipt of such Master Form Deed of Trust.


This Property which is the subject of this Deed of Trust is not used principally or primarily for agricultural or farming purposes.

The undersigned Grantor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at the address herein before set forth.

WITNESS the hand and seal of the Grantor on the day and year first above written.

MVG PROPERTIES LLC, a Washington limited liability company

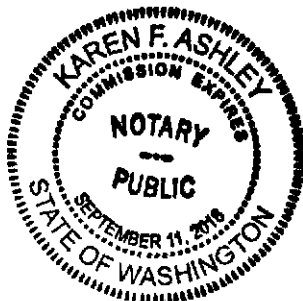

By: Michael J. Gubrud, Manager/Member



By: Victorian L. Gubrud, Manager/Member

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Michael J. Gubrud and Victorian L. Gubrud the person who appeared before me, and said person acknowledged that they signed this instrument, on oath stated They are authorized to execute the instrument and is Managers/Members of MVG Properties LLC, a Washington limited liability co. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument

Dated: January 15th 2015




Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2018



REQUEST FOR FULL RECONVEYANCE

To be used only when all obligations have been paid under the note and this Deed of Trust.

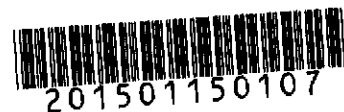
TO: TRUSTEE

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 _____, _____

Mail reconveyance to: _____

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures. Both must be delivered to the Trustee before cancellation will be made.



UNOFFICIAL DOCUMENT

EXHIBIT "A"

Lot 7, Block 41, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.

UNOFFICIAL DOCUMENT

