



Skagit County Auditor

\$133.00

7/31/2015 Page

1 of 11 1:25PM

Document Title: Deed of Trust

Reference Number :

Grantor(s): ☐ additional grantor names on page ____

1. Lynn Richard HINDS
2. Kelli J. HINDS

Land Title
153054-
OE

Grantee(s): ☐ additional grantee names on page ____

1. Active Funding Group LLC
2. Weitz Law Firm PLLC

Abbreviated legal description: ☐ full legal on page(s) ____

Lt. 45 SAMISH Riverpark

Assessor Parcel / Tax ID Number: ☐ additional tax parcel number(s) on page ____

~~P151887~~ / 3990-000-045-
0003

I, Christi P. Straathof, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$73.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed

Dated

7/31/15

When recorded return to:

Weitz Law Firm, PLLC
520 Kirkland Way, Ste 103
Kirkland, WA 98033

DEED OF TRUST

(For use in the State of Washington only)

THIS DEED OF TRUST, made this 30 day of July, 2015 between

HINDS

Lynn Richard Hinds Kelli J. ~~Hinds~~ as GRANTOR(S),
whose address is 3335 Brookwood Court; Phoenix, AZ 85048

Land Title and Escrow

153054-
DE

and

Weitz Law Firm, PLLC, a Washington PLLC as TRUSTEE,
whose address is 520 Kirkland Way, Ste 103; Kirkland, WA 98033

and

Active Funding Group, LLC, a Arizona LLC as BENEFICIARY,
whose address is 8925 E. Pima Center Pkwy, Ste 125; Scottsdale, AZ 85258

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:

6905 Steelhead Lane; Burlington, WA; Skagit County

Legal Description: Lot 45, "Samish River Park, Divison No. 1," as per plat recorded in Volume 9 of Plats , pages 43 and 44, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): 3990-000-045-0003, ~~151587~~

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.

UNRECORDED

This deed is for the purpose of securing performance of each agreement of Grantor(s) herein contained, and payment of the sum of \$90,000 Dollars 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 his/her/their successors or assigns, together with interest thereon at such rate as shall be agreed upon.

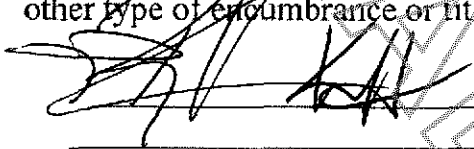
To protect the security of this Deed of Trust, Grantor(s) covenant(s) and agree(s):

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.
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 described herein 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(s). The amount collected under any insurance policy may be applied upon any indebtedness hereby secured 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(s) 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.
5. To pay all costs, fees, and expenses in connection with this Deed of Trust, including the expenses of the Trustee incurred in enforcing the obligation secured hereby and Trustee's and attorney's fees actually incurred, as provided by statute.
6. Should Grantor(s) fail to pay when due any taxes, assessments, insurance premiums, liens, encumbrances, or other charges against the property hereinabove described, Beneficiary may pay the same, and the amount so paid, with interest at the rate set forth in the note secured hereby, shall be added to and become a part of the debt secured in this Deed of Trust.

UNOFFICIAL DOCUMENT

7. NO FURTHER ENCUMBRANCES: (As an express condition of Beneficiary making the loan secured by this Deed of Trust, Grantor shall not further encumber, pledge, mortgage, hypothecate, place any lien, charge or claim upon, or otherwise give as security the property or any interest therein nor cause or allow by operation of law the encumbrance of the Trust Estate or any interest therein without the written consent of a Beneficiary even though such encumbrance may be junior to the encumbrance created by this Deed of Trust. Encumbrance of the property contrary to the provisions of this provision shall constitute a default and Beneficiary may, at Beneficiary's option, declare the entire balance of principal and interest immediately due and payable, whether the same be created by Grantor or an unaffiliated third party asserting a judgment lien, mechanic's or materialmen's lien or any other type of encumbrance or title defect.



Grantor initials

initials

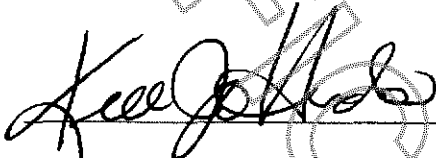
Beneficiary

IT IS MUTUALLY AGREED THAT:

1. In the event any portion of the property is taken or damaged in an eminent domain proceeding, the entire amount of the award or such portion as may be necessary to fully satisfy the obligation secured hereby, shall be paid to Beneficiary to be applied to said obligation.
2. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive its right to require prompt payment when due of all other sums so secured or to declare default for failure to so pay.
3. The Trustee shall reconvey all or any part of the property covered by this Deed of Trust to the person entitled thereto, on written request of the Grantor(s) and the Beneficiary, or upon satisfaction of the obligation secured and written request for reconveyance made by the Beneficiary or the person entitled thereto.

4. Upon default by Grantor(s) in the payment of any indebtedness secured hereby or in the performance of any agreement contained herein, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In such event and upon written request of Beneficiary, Trustee shall sell the trust property, in accordance with the Deed of Trust Act of the State of Washington, at public auction to the highest bidder. Any person except Trustee may bid at Trustee's sale. Trustee shall apply the proceeds of the sale as follows: (1) to the expense of the sale, including a reasonable Trustee's fee and attorney's fee; (2) to the obligation secured by this Deed of Trust; and (3) the surplus, if any, shall be distributed to the persons entitled thereto.
5. Trustee shall deliver to the purchaser at the sale its deed, without warranty, which shall convey to the purchaser the interest in the property which Grantor(s) had or had the power to convey at the time of his/her/their execution of this Deed of Trust, and such as he/she/they 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 death, incapacity, disability, or resignation of Trustee, 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.

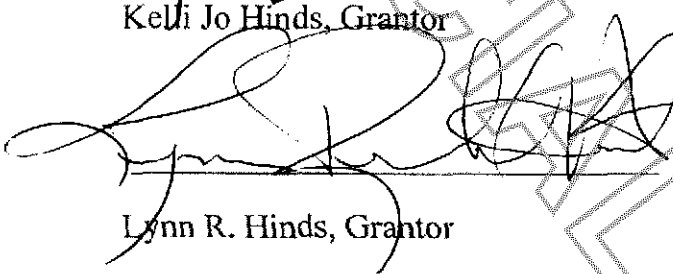
8 This Deed of Trust applies to, inures to the benefit of, and is binding not only on the parties hereto, but on his/her/their heirs, devisees, legatees, administrators, executors, and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not named as Beneficiary herein.



Kelli Jo Hinds, Grantor

Gregg Reichman, Managing Director

Active Funding Group, LLC



Lynn R. Hinds, Grantor

STATE OF
ARIZONA

COUNTY OF _____

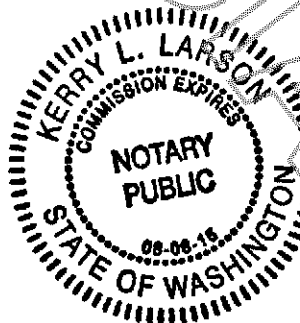
ss.

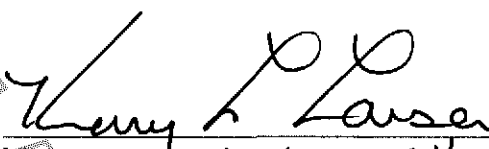
I certify that I know or have satisfactory evidence that Lynn R. Hinds

I certify that I know or have satisfactory evidence that Kelli J. Hinds

(is/are) the person(s) who appeared before me, and said person(s) acknowledged that Lynn R. Hands and Kelli Ji. Hands signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledge it as of this 30 day of July, 2015 to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 7-30-15




Notary name printed or typed: Kerry L. Larson

Notary Public in and for the State of

Residing at Mount Vernon

My appointment expires: 8-06-2015

SS.

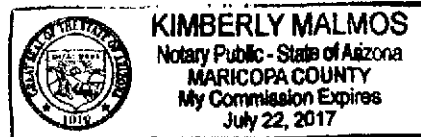
NOTARY ACKNOWLEDGEMENT
to be attached to Deed of Trust

State of ARIZONA } ss:

County of MARICOPA } ss:

On July 30, 2015, before me the undersigned,
personally appeared Lynn R. Hards personally known to me (or
proved to me on the basis of satisfactory evidence) to be the person(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 authorized capacity(ies), and
that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted,
executed the instrument. WITNESS my hand and official seal.

Signature Kimberly Malmos My Commission Expires 7-22-17



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: _____
