



201512030084

Skagit County Auditor

\$77.00

12/3/2015 Page

1 of

4 2:35PM

When Recorded, Return To:
Simeon Brown
1133 Wicker Road #41
Sedro Woolley WA 98284

DEED OF TRUST

Grantor: Hannah Michelle Brown, as her separate estate
Grantee: Simeon Gabriel Brown, as his separate estate

Legal Description: Lot 20, Block 36, "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington. Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

Assessor's Property Tax

Parcel or Account No: P7573974150-036-020-0000

Reference Nos of Documents

Assigned or Released: N/A

THIS DEED OF TRUST, made this 24th day of November, 2015, between HANNAH MICHELLE BROWN, as her separate estate, grantor, whose address is 802 Warner Street, Sedro Woolley, WA 98284, LAND TITLE INSURANCE COMPANY, a corporation, trustee, whose address is P.O. Box 1225, Mount Vernon, WA 98273, and SIMEON GABRIEL BROWN, as his separate estate, beneficiary, whose address is 1133 Wicker Road #41, Sedro Woolley WA 98284. Grantor hereby bargains, sells and conveys to Trustee in Trust, with power of sale, the above described real property in Skagit County, Washington 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 is for the purpose of securing performance of each agreement of grantor herein contained, and payment of the sum of TWENTY-TWO THOUSAND TWO HUNDRED THIRTEEN AND 50/100 (\$22,213.50) DOLLARS, 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 thereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantor, or any of 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 covenants and agrees:

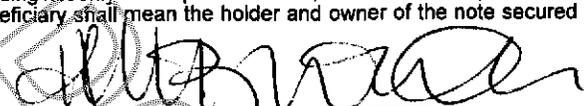
1. To keep the property in good condition and repair; to permit no waste thereof; to complete any building, structure or improvement being built or about to be built thereon; to restore promptly any building, structure or improvement thereon which may be damaged or destroyed; and to comply with all laws, 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. 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 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.

ORIGINAL

6. Should Grantor 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.

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 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 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 sales 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; (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 had or had the power to convey at the time of his execution of this Deed of Trust, and such as he 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 any action or proceeding in which Grantor, 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 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.

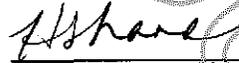

Hannah Michelle Brown

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT

On this 21st day of November, 2015, personally appeared before me Hannah Michelle Brown, to me known to be the individual described in and who executed the foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereunto affixed the date and year above written.




Notary Public in and for the State of Washington.
My commission expires: 08/05/17

STATE 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: _____

PROMISSORY NOTE

\$22,213.50

Date: 11/24/15

FOR VALUE RECEIVED, the undersigned ("Obligor") promises to pay to the Order of Simeon Gabriel Brown ("Holder") the sum of TWENTY-TWO THOUSAND TWO HUNDRED THIRTEEN AND 50/100 DOLLARS (\$22,213.50) payable to the Holder upon the sale of or refinancing of the home awarded to the Obligor, or by June 1, 2017, whichever occurs sooner.

The Obligor shall have the absolute right to prepay this Promissory Note without the express consent and agreement of the Holder.

This Promissory Note is secured by a third position Deed of Trust of even date on property commonly known as 802 Warner Street, County of Skagit, City of Sedro Woolley, State of Washington (the "Property").

All payments shall be applied first to accrued and unpaid interest and then to principal. Interest shall be calculated on a per annum basis on the declining balance.

All payments shall be made in lawful money of the United States to the Holder at the address of the Holder, or at such other places the Holder may designate.

If default is made in the payment of this Promissory Note and the Holder give the undersigned written notice of the default prior to the cure of the default, then the Obligor shall, in addition to all other payments under this Promissory Note, pay to the Holder a late charge equal to four percent (4%) of the amount in default per month as liquidated damages, and not as a penalty, to cover the administrative and other indirect costs of pursuing payment. Late charges shall accrue only after payments are five (5) days late. If default is made in the payment of this Promissory Note then, at the option of the Holder and upon written notice to the Obligor at 20381 Revilo Drive, Burlington, Washington 98233 or at such other address as Obligor may subsequently designate, the entire unpaid principal sum and accrued interest shall become immediately due and payable and the entire unpaid principal sum and accrued and unpaid interest shall bear interest from the date of default at the rate of twelve percent (12%) per annum or maximum rate permitted by applicable usury law, whichever is less.

If this Promissory Note is placed in the hands of an attorney for collection after any default, whether or not an action in court is commenced, the undersigned promises to pay all costs and expenses of collection (including, but not limited to, reasonable attorney fees) incurred by the Holder.

In the event of default, the Holder reserves the right to pursue such remedies as the deem appropriate. The Holder's remedies include, but are not limited to, an action on this Promissory Note against any or all of the Obligor, foreclosure on the real property security detailed herein. In any event, any and all payments tendered by Obligor prior to default shall be deemed non-refundable and forfeited by Obligor.

The parties shall promptly and immediately upon presentation execute all documents, security agreements, or instruments necessary to secure this Promissory Note in accord with its terms.

The undersigned and all endorsers and all persons liable or who become liable on this Promissory Note:

- a. Agree to remain bound for payment of this Promissory Note notwithstanding any extension of time, substitution, or release of security or any other indulgence by the Holder of this Promissory Note.
- b. Waive notice of any such extension, substitution, release or other indulgence.
- c. Consent to jurisdiction and venue of the Superior Court of the State of Washington for Skagit County in any action involving this Promissory Note or any default hereunder. The non-exercise by the Holder of any of his/her rights or remedies hereunder in any instance shall not constitute a waiver thereof in that or any other instance.
- d. Waive presentment, demand, protest and notice of presentment, dishonor and non-payment.

This Promissory Note shall be interpreted, construed and enforced in all respects in accordance with the laws of the State of Washington.

DATED: ^{November} October 24, 2015.

OBLIGOR:


Harnah Michelle Brown