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Skagit County Auditor  
12/23/2015 Page 1 of 4 12:51PM \$77.00

Filed for Record at Request of and  
copy returned to:

Larson Fowles, PLLC  
821 E. Broadway Ave., Ste. 8  
Moses Lake, WA 98837

## DEED OF TRUST

THIS DEED OF TRUST is made 12/5, 2015 between **RONALD J. ARENDSE**, an unmarried man, whose address is 3348 Swan Road, Mount Vernon, Washington 98273 ("Grantor"); **CHICAGO TITLE COMPANY**, whose address is 425 Commercial St., Mount Vernon, Washington 98273 ("Trustee"); and **STEVEN L. ROTHROCK, SR. and BRENDA I. ROTHROCK**, husband and wife, whose address is 10661 Road H.7 NW, Ephrata, Washington 98823 ("Beneficiary").

Grantor hereby bargains, sells, and conveys to Trustee in Trust, with power of sale, the following-described real property, situated in the County of Skagit, State of Washington:

### PARCEL A:

The South 290 feet of the East 150 feet of the North 310 feet of the Southwest Quarter of the Northeast Quarter of Section 9, Township 34 North, Range 4 East of the W. M.

Together with the East 150 feet of Tract C, SKAGIT COUNTY SHORT PLAT NO. 16-71, approved December 8, 1971 and recorded January 15, 1992 under Auditor's File No. 9201150003, records of Skagit County, Washington.

### PARCEL B

A non-exclusive easement for ingress, egress and utilities over, under and across the East 30 feet of Tract B of Short Plat No. 16-71, approved December 8, 1971 and recorded January 25, 1992 under Auditor's File No. 9201150003 in Volume 1040 of Official Records, pages 436 through 440 inclusive; and a non-exclusive easement for ingress, egress and utilities over, under and across the East 30 feet of the North 30 feet of that portion of Tract C of said Short Plat 16-71 which lies West of the East line of Tract B of said Short Plat extended Southerly; as created by instrument, upon and subject to all the provisions therein contained, dated 17 August, 1992, recorded 24 August 1992, under recording number 9208240099, records of Skagit County, Washington.

Tax Parcel Nos. P24328 / 340409-1-010-0003 and P101470 / 340409-0-025-0400

which real property is not used principally for agricultural or farming purposes, together with all improvements, tenements, hereditaments, easements, fixtures, and appurtenances now or hereafter thereunto belonging or in any wise appertaining, and all rents, issues, and profits thereof.

This Deed of Trust is for the purpose of securing performance of each agreement of Grantor contained in this Deed of Trust, and payment of the sum of Ten Thousand Nine Hundred Eighty Six and 50/100 Dollars (\$10,986.50), with interest, in accordance with the terms of a promissory note dated March 8, 2012, and a promissory note dated 12/5/15, 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 Grantor's 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 endorsement 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.

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

notes 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. Beneficiary may at any time and from time to time, without notice to, and without the consent of, any other person or entity (except for Grantor in the case of a modification of the terms of the notes or this Deed of Trust): a) extend or accelerate the time of payment of the indebtedness secured hereby; b) agree to modify the terms of the notes or this Deed of Trust, including increasing payments of interest and principal; c) release any person liable for payment of any indebtedness secured hereby or for the performance of any obligation; d) release all or any part of the security held for the indebtedness hereby; or e) exercise or refrain from exercising or waive any right Beneficiary may have. Beneficiary shall have all of the foregoing described rights and may exercise them without affecting the lien or priority of this Deed of Trust upon the property or any part thereof, and without affecting the liability of any guarantor or surety, notwithstanding the fact that guarantors, sureties, junior mortgages, judgments, or other claims or encumbrances may be impaired, prejudiced, or otherwise adversely affected thereby.

2. 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.

3. 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.

4. 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.

5. 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 sale as follows: (1) to the expense of 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.

6. 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 Grantor's execution of this Deed of Trust, and such as Grantor 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 purchasers and encumbrancers for value.

7. 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.

8. 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 the 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 any 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.

9. 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, executor, and assigns. The term Beneficiary shall mean the holder and owner of the notes secured hereby, whether or not named as Beneficiary herein.

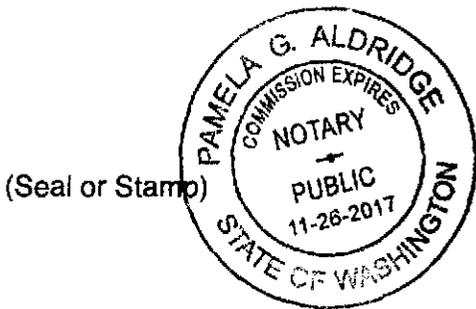
**GRANTOR:**

Ronald J Arendse  
RONALD J. ARENDSE

STATE OF WASHINGTON )  
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County of Skagit )

On this 5th day of December, 2015, before me personally appeared RONALD J. ARENDSE, to me known to be the individual described in and who executed the foregoing instrument and acknowledged that he signed and sealed the same as his own free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL the day and year in this certificate first above written.



Pamela G. Aldridge  
Notary Public (Signature)  
Pamela G. Aldridge  
(Print Name)

My appointment expires: 11-26-17