



201512310073

Skagit County Auditor \$79.00
12/31/2015 Page 1 of 6 2:19PM

When recorded return to:

Bradley N York
PO Box 756
Conway, WA 98238

Filed for Record at Request of
Curtis And Casteel Law Group, PLLC
Escrow Number: C1500796SB

ACCOMMODATION RECORDING

CHICAGO TITLE
620025476 **DEED OF TRUST**
(For use in the State of Washington only)

THIS DEED OF TRUST made this 10th day of December, 2015 between Conway Frontage Holding LLC, a Washington limited liability company, GRANTOR, whose address is 7325 Rainier Dr, B, Everett, WA 98203, and Chicago Title - Skagit, TRUSTEE, whose address is 425 Commercial St Main, Mount Vernon, WA 98273 and Bradley N York and Jojo Buckham York, husband and wif as BENEFICIARY, whose address is PO Box 756, Conway, WA 98238.

WITNESSETH: Grantors hereby bargain(s), sell(a), and convey(s) to Trustee in trust, with power of sale, the following described real property in Skagit County, Washington:

Abbreviated Legal:

PTN SE SE, 18-33-04

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P16794/330418-0-042-0015

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 of Trust is for the purpose of securing performance of each agreement of Grantor(s) contained in this Deed of Trust, and payment of the sum of FIFTY FIVE THOUSAND EIGHT HUNDRED SEVENTY SEVEN AND 95/100 Dollars (\$55,877.95) 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 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.

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 August 5th, 2016.

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

sale under any other Deed of Trust or of an action or proceeding in which Grantor, Trustee, or Beneficiary shall be a party unless such action or proceeding is brought by the Trustee.

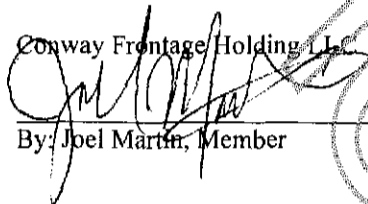
8. This Deed of Trust applies to, inures to the benefit of, and is binding not only on the parties hereto, but on his/her/their heirs, devisees, legatees, administrators, executors, and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not named as Beneficiary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

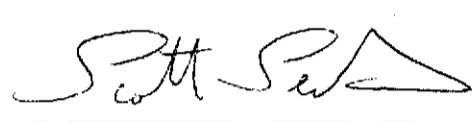
9. ADDITIONAL TERMS AND CONDITIONS: (check one)

- a. NONE
- b. As set forth on the attached Exhibit _____ which is incorporated by this reference.

(Note: If neither "a" nor "b" is checked, then option "a" applies)

Dated: December 10, 2015

Conway Frontage Holding LLC

 By: Joel Martin, Member

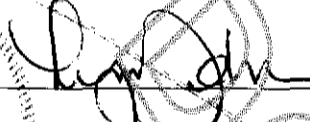

 By: Scott Serles, Member

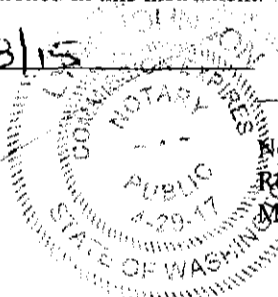
See attached notary

ACCEPTED AND APPROVED AS TO FORM AND CONTENT

STATE OF Washington
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Conway Frontage Holding LLC is the person who appeared before me, and said person/s acknowledged that he/she - they signed this instrument and acknowledge it to be his/her - their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12/28/15

 Notary Public in and for the State of Washington
 Residing at: Snohomish
 My appointment expires: 4-29-17



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 _____

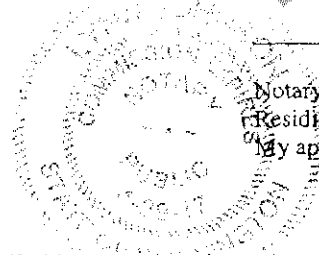
UNOFFICIAL DOCUMENT

STATE OF: Washington)
County Of: Snohomish) SS

I certify that I know or have satisfactory evidence that Joel Martin signed this instrument, on oath stated that he is are authorized to execute the instrument and acknowledged it as the Member of Conway Frontage Holding LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 12-28-15

[Signature]



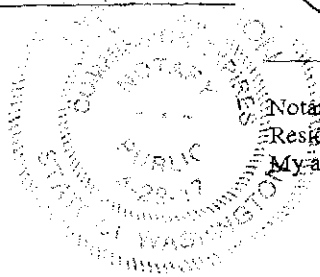
Notary Public in and for the State of: Washington
Residing at: Snohomish
My appointment Expires: 4-29-17

STATE OF: Washington)
County Of: Snohomish) SS

I certify that I know or have satisfactory evidence that Scott Seckes signed this instrument, on oath stated that he is are authorized to execute the instrument and acknowledged it as the member of Conway ~~Frontage~~ Holdings LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 12-28-15

[Signature]



Notary Public in and for the State of: Washington
Residing at: Snohomish
My appointment Expires: 4-29-17

sale under any other Deed of Trust or of an 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 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.

9.. ADDITIONAL TERMS AND CONDITIONS: (check one)

a. NONE

b. As set forth on the attached Exhibit _____ which is incorporated by this reference.

(Note: If neither "a" nor "b" is checked, then option "a" applies)

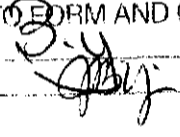
Dated: December 10, 2015

Conway Frontage Holding LLC

By: Joel Martin, Member

By: Scott Series, Member

ACCEPTED AND APPROVED
AS TO FORM AND CONTENT



STATE OF _____ }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that **Conway Frontage Holding LLC**

is the person who appeared before me, and said person is acknowledged that he/she signed this instrument and acknowledge it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

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"

That portion of the Southeast Quarter of the Southeast Quarter of Section 18, Township 33 North, Range 4 East of the Willamette Meridian, lying Southeasterly of the Pacific Highway as it existed on September 22, 1967, and Southwesterly of Kayton's Slough;

EXCEPT that portion deeded to the State of Washington for SR-5 by deed recorded September 23, 1968, under Auditor's File No. 718477, records of Skagit County, Washington;

TOGETHER WITH that portion of vacated T. Jones Road which upon vacation reverted to said premises by operation of law.

Situated in Skagit County, Washington.