

When recorded return to:



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Skagit County Auditor

\$77.00

9/21/2016 Page

1 of

4 8:54AM

Chan Ho Um
21930 Tolani Court
Diamond Bar, CA 91765

Land Title and Escrow

#155105-0

Short Form
DEED OF TRUST

THIS DEED OF TRUST, made this 15th day of September 2016 between Mi-Jin Lee, a single woman, as GRANTOR(S), whose address is 2516 125th Place SW, Everett, WA 98204; and Land Title Company of Skagit County, as TRUSTEE, whose address is 111 E. George Hopper Road, Burlington, WA 98233; and Chan Ho Um and In Sook Um, husband and wife, as BENEFICIARY, whose address is 21930 Tolani Court, Diamond Bar, CA 91765.

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

Commonly known as 800-802 Metcalf Street, Sedro-Woolley, WA 98284, and legally described as:

The East 14 feet of Lot 10 and all of Lots 11, 12 and 13, Block 9, "WOOLLEY, THE HUB OF SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 92, records of Skagit County, Washington, EXCEPT that portion thereof lying South of a centerline described as follows:

Beginning at the Northeast corner of Lot 13, Block 9, "WOOLLEY, THE HUB OF SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 92, records of Skagit County, Washington; thence South 0°07'30" East along the East line of said Lot 13, 49.40 feet to the center of an existing mutual wall and the true point of beginning for said line;
thence North 88°53'34" West along the centerline of said mutual wall 84.17 feet;
thence continuing North 88°53'34" West a distance of 19.85 feet, more or less, to the West line of the East 14 feet of Lot 10 of said Block 9 and the termination of said centerline.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

Tax Parcel Number(s): 4177-009-013-0005 (PID 77504)

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 Form Deed of Trust hereinafter referred to, SUBJECT, HOWEVER, to the right, 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(s) incorporated by reference or contained herein and payment of the sum of TWO HUNDRED SEVENTY THREE THOUSAND DOLLARS (\$273,000.00) with interest thereon according to the terms of a promissory note of even date herewith, payable to Beneficiary or order and made by Grantor(s); all renewals, modifications or 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.

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(s) 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 the name of each county, to-wit:

COUNTY	BOOK OR VOL.	PAGE NO.	AUDITOR'S	COUNTY	BOOK OR VOL.	PAGE NO.	AUDITOR'S
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	Frame 835-838	236038
Chelan	688 of Official Rec.	1682-1685	681844	Okanogan	121 of Mortgages	517-519A	560658
Clallam	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	Waukiakum	17 of Mortgages	89-92	24732
Jefferson	4 of Official Rec.	316-319	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	361-364	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(s) acknowledges receipt of such Master Form Deed of Trust.

The property which is the subject of this Deed of Trust is not used principally or primarily for agriculture or farming purposes.

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

1. New Subsection 1(e). The following Subsection 1(e) is hereby added to the Deed of Trust:

(e) All inventory, equipment, goods, supplies and materials now or hereafter owned by Grantor and located at or on or used in connection with the property, and all present and future accounts, general intangibles, chattel paper, documents, instruments, deposits accounts, money, contract rights, insurance policies, and all proceeds, products, substitutions and accessions therefor and thereto. This Deed of Trust is intended to constitute a security agreement under the Uniform Commercial Code of Washington, and a UCC-2 Fixture Filing.

2. Section 6. Section 5 of the Deed of Trust is hereby amended to provide that the amount of late charge shall be five cents (\$0.05) per dollar, but if any different amount is provided in the promissory note, the amount in the promissory note shall control.

3. Subsection 25(c). Subsection 25(c) of the Deed of Trust is hereby amended to read:

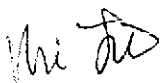
(c) the property is sold or transferred without the Holder's consent,

4. New Subsection 26(e). The following Subsection 26(e) is hereby added to the Deed of Trust:

(e) in one or more transaction, fifty percent (50%) or more of the stock, ownership, or partnership interests in, or the right to control, the Granter is sold or transferred without the Holder's consent.

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

GRANTOR:

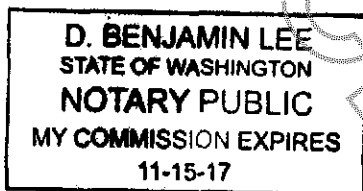


Mi-Jin Lee

STATE OF WASHINGTON)
)
COUNTY OF King)

On this 15 day of September 2016, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Mi-Jin Lee, and acknowledged the said instrument to be her free and voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed that day and year first above written.



D Benjamin Lee
Notary Public in and for the
State of Washington, residing
at: Seawick
My Commission Expires: 11-15-17