

When recorded return to:

David and Victoria Schimke
16970 Colony Road
Bow, WA 98232



Skagit County Auditor
3/1/2017 Page

1 of

\$79.00

6 11:26AM

DEED OF TRUST

(For use in the State of Washington only)

THIS DEED OF TRUST, made this 9th day of February, 2017, between GRANTOR(S), GERARDO GONZALEZ RODARTE and FABIOLA ALEJANDRA HIGANEDA HERNANDEZ, a marital community, whose address is 5210 Ershig Road, Bow, WA 98232, and CHICAGO TITLE INSURANCE COMPANY, Everett, Washington, as TRUSTEE, and DAVID LEE SCHIMKE and VICTORA ANN SCHIMKE, a marital community, as BENEFICIARY(S), whose address is 16970 Colony Road, Bow, WA 98232,

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:

(SEE EXHIBIT "A" LEGAL DESCRIPTION OF PROPERTY).

35-36-3 NENE

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO EASMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS PER ATTACHED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF

Tax Parcel Number(s): P48689, Geo ID: 360335-1-002-0208

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(s) herein contained, and payment of the sum of THIRTY-FIVE THOUSAND DOLLARS (\$35,000.00) 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.
7. NO FURTHER ENCUMBRANCES: (OPTIONAL - Not applicable unless initialed by Grantor and Beneficiary.). 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.

G-R-G- F-A-H-H.
Grantor initials

DLS. VAS
Beneficiary initials

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.
9. As additional collateral to the Grantors (GERARDO RODARTE GONZALEZ and FABIOLA ALEJANDRA HIGANEDA HERNANDEZ) purchase money note and deed of trust in favor of the Seller, the Grantor hereby assigns all rights, title and interest to the building permits it has obtained to construct the site, in the event of a foreclosure action by the beneficiary's trustee under the deed of trust as a result of non-payment of the subject note.

Gerardo Rodarte G

Fabiola Higaneda

David J. Smith

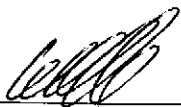
Val A. Schil

STATE OF WASHINGTON
COUNTY OF SKAGIT

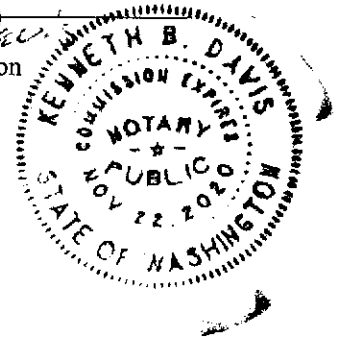
SS.

I certify that I know or have satisfactory evidence that GERARDO RODARTE GONZALEZ and FABIOLA ALEJANDRA HIGANEDA HERNANDEZ, a marital community (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 02/09/2017


Notary name printed or typed: Kenneth B. Davis
Notary Public in and for the State of Washington
Residing at Bellingham, WA
My appointment expires: 11/22/2020

SS.



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.

LEGAL DESCRIPTION OF PROPERTY.

TITLE ELIMINATION) INCLUDING MANUFACTURED HOME 1997 FLEETWOOD GREENHILL 56X40 MODEL NUMBER 7563L SERIAL NUMBER 0RFLT48ABC23618GH13 LOT 2 OF SKAGIT COUNTY SHORT PLAT NUMBER 25-88 RECORDED UNDER AUDITOR'S FILE NUMBER 8806290015. TOGETHER WITH: LOT 2, SHORT PLAT, NO. 25-88, APPROVED JUNE 22, 1988, RECORDED JUNE 29, 1988 IN BOOK 8 OF SHORT PLATS, PAGE 48, UNDER AUDITORS FILE NUMBER 8806290015, AND BEING A PORTION OF THE NORTHEAST ¼ OF THE NORTHEAST ¼, SECTION 35, TOWNSHIP 36 NORTH, RANGE 3 EAST OF W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO EASMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS PER ATTACHED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

TAX PARCEL NUMBER(S): P48689, 360335-1-002-0208.

EXHIBIT: B

EXCEPTIONS:

A. Notes contained on the face of Short Plat No. 25-88, as follows:

- 1.) Short Plat Number and date of approval shall be included in all deeds and contracts;
- 2.) All maintenance and construction of private roads shall be the responsibility of the lot owners;
- 3.) Zoning - Rural - (RU);
- 4.) Water — Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat and the buyer should inquire and investigate as to availability of said water;
- 5.) Sewer — Individual on-site sewage systems. NOTE, alternate on-site sewage systems are proposed for the lots in this subdivision which have special design, construction, and maintenance requirements, see Skagit County Health Officer for details.
- 6.) Basis of bearings — Survey filed in Vol. I of Short Plats at page 63, as AF#823695.
- 7.) See AF #8710290040 for add'l restrictions.

B. CONDITIONAL AGREEMENT REGARDING ALTERNATIVE SEWAGE SYSTEM INSTALLATION, AND THE TERMS AND CONDITIONS THEREOF

Between: Skagit County
And: Gene Secor
System Type: Mound Fill System
Recorded: September 2, 1988
Auditor's File No.: 8809020005

C. TITLE NOTIFICATION, AND THE TERMS AND CONDITIONS THEREOF

Between: Skagit County
And: Eugene A. Secor
Recorded: October 9, 1996
Auditor's File No.: 9610090001
Regarding:

This parcel lies in or within 300 feet of land designated as resource lands by Skagit County. A variety of natural resource land activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or extraction which occasionally generates dust, smoke, noise, and odor. Skagit County has established resource uses as priority uses on designated natural resource lands, and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal, necessary natural resource lands operations when performed in compliance with best management practices and local, state and federal law.