



AFTER RECORDING MAIL TO:
Hendrickson Family Trust, dated August 02,1995
718 Summit View
Yakima, WA 98902

Recorded at the request of:
Guardian Northwest TitleGuardian Northwest Title Company
Reference No.:

DEED OF TRUST
(For use in the State of Washington only)

113905
GUARDIAN NORTHWEST TITLE CO.

THIS DEED OF TRUST, made this 3rd day of July, 2017 between Largo Grande, L.L.C., a Washington Limited Liability Company, GRANTOR, whose address is 21590 Alderbrook Lane, Mount Vernon, WA 98274, Guardian Northwest Title, TRUSTEE, whose address is 1301-B Riverside Drive, Mount Vernon, WA, 98273 and Hendrickson Family Trust, dated August 02,1995 BENEFICIARY, whose address is 718 Summit View Yakima, WA 98902.

WITNESSETH: Grantor hereby bargains, sells, and conveys to Trustee in trust, with power of sale, the following described real property in Skagit County, Washington:

Abbreviated Legal:
Tracts 21 and 22, West View Replat of Block 40, Montborne

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P74760, 4137-000-022-0002

which real property is not used principally for agricultural 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 of the property.

This Deed of Trust is Junior and Subordinate to that certain Deed of Trust in favor of Skagit Bank, in the original amount of \$480,000.00, dated July 5, 2017, and filed of Record on July 7th 2017 as Auditor's File Number 201707070096, Official Records of Skagit, WA.

This Deed of Trust is for the purpose of securing performance of each agreement of Grantor herein contained in this Deed of Trust, and payment of the sum of **FOUR HUNDRED ONE THOUSAND NINE HUNDRED FIFTY SEVEN AND NO/100 Dollars (\$401,957.00)** with interest, in accordance with the terms of a promissory note of even date herewith, payable to Beneficiary or order, and made by Grantor, and all renewals, modifications, and extensions of the note, and also such further sums as may be advanced or loaned by Beneficiary to Grantor, or any of the Grantor's successors or assigns, together with interest thereon at the rate 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 .

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 of the property; to complete any building, structure, or improvement being built or about to be built on the property; to restore promptly any building, structure, or improvement on the property 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 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 secured by this Deed of Trust 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.

Order No:

Dated: July 3, 2017

Largo Grande, L.L.C.

By: G. Paul Ware, Member

Suzanne Ware
By: A. Suzanne Ware, Member

State of Washington }
County of Skagit } SS:



I certify that I know or have satisfactory evidence that G. Paul Ware and A. Suzanne Ware, Members of the Largo Grande LLC the persons who appeared before me, and said person acknowledge that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7/5/17 Gale A. Hickok

Notary Public in and for the State of Washington
Residing at: McVeanon
My appointment expires: 4/15/21

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 COPY DOCUMENT

Order No:

Exhibit "A"

Tracts 21 and 22 of "WEST VIEW, REPLAT OF BLOCK 40, MONTBORNE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 6 of Plats, page 5, records of Skagit County, Washington.

ALSO, that portion of the 100 foot wide railroad right-of-way, commonly known as the Northern Pacific Railway (as originally conveyed to the Seattle Lake Shore and Eastern Railway), adjoining the plat of "WEST VIEW REPLAT OF BLOCK 40, MONTBORNE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 6 of Plats, page 5, records of Skagit County, Washington, that lies Westerly of the centerline of said right-of-way and between the Northeasterly extensions of the Northwesterly line of Lot 22 and the Southeasterly line of Lot 21 of said plat;

EXCEPT that portion thereof, if any, lying within a County road right-of-way.

Situate in the County of Skagit, State of Washington