



201710310225

AFTER RECORDING MAIL TO:
Equity Trust Company FBO Thomas L. Allen SEP-IRA
PO Box 817
Anacortes, WA 98233

Skagit County Auditor \$78.00
10/31/2017 Page 1 of 4 4:11PM

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

GUARDIAN NORTHWEST TITLE CO.

DEED OF TRUST

(For use in the State of Washington only) 114688

THIS DEED OF TRUST, made this 25th day of October, 2017 between LG Anacortes, LLC, a Washington Limited Liability Company, GRANTOR, whose address is 504 East Fairhave Ave, Burlington, WA 98233, Guardian Northwest Title, TRUSTEE, whose address is 1301-B Riverside Drive, Mount Vernon, WA, 98273 and Equity Trust Company FBO Thomas L. Allen SEP-IRA BENEFICIARY, whose address is PO Box 817, Anacortes, WA 98233.

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:
Section 25, Township 35 North, Range 1 East; Ptns. NW SE (aka Lots 7, 8 & 9, Anacortes Short Plat No. SPL-2015-0006)

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): ^{P.2} ~~P32055, 350125-0-073-0001, P32056, 350125-0-074-0000, P32057, 350125-0-075-0009~~ P133764, 350125-0-075-0007
P133762, 350125-0-074-0009, P133763, 350125-0-073-0001

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 Peoples Bank, in the original amount of \$ Lot 7, 340,751.00, Lot 8 380,825.00 and Lot 9 380,825.00, dated October 20, 2017, and filed of Record on October 31, 2017 as Auditor's File Number 201710 310222, 201710 310223, 201710 310224, 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 NINETY THOUSAND AND NO/100 Dollars (\$90,000.00) with interest, in accordance with the terms of a promissory note of even date herewith, payable to Beneficiary or order, and made by Grantor, 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 August 2, 2019 or sooner.

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.

Order No:

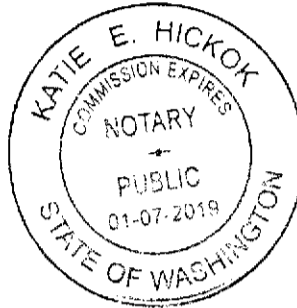
with the deed of trust, the beneficiary shall cause to have a partial reconveyance deed prepared and recorded to release on lot, designated by the grantor, from this deed of trust. The grantor shall pay any fees for preparing the recording of the reconveyance deed.

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

Dated: October 25, 2017

LG Anacortes, LLC

By: Brian Gentry, Authorized Agent



State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Brian Gentry, Member of LG Anacortes, LLC the person who appeared before me, and said person acknowledge that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10-30-17

Katie Hickok
Notary Public in and for the State of Washington
Residing at: Mt Vernon
My appointment expires: 1/07/2019

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 _____

Order No:

Exhibit "A"

PARCEL A:

Lot 7, CITY OF ANACORTES SHORT PLAT NO. SPL-2015-0006, approved June 27, 2017 and recorded July 6, 2017, under Auditor's File No. 201707060062, records of Skagit County, Washington, being a portion of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 25, Township 35 North, Range 1 East, W.M.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL B:

Lot 8, CITY OF ANACORTES SHORT PLAT NO. SPL-2015-0006, approved June 27, 2017 and recorded July 6, 2017, under Auditor's File No. 201707060062, records of Skagit County, Washington, being a portion of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 25, Township 35 North, Range 1 East, W.M.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL C:

Lot 9, CITY OF ANACORTES SHORT PLAT NO. SPL-2015-0006, approved June 27, 2017 and recorded July 6, 2017, under Auditor's File No. 201707060062, records of Skagit County, Washington, being a portion of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 25, Township 35 North, Range 1 East, W.M.

Situate in the City of Anacortes, County of Skagit, State of Washington