

AFTER RECORDING MAIL TO:

Pacific Northwest Annual Conference of The United
Methodist Church Inc., a Washington non-profit
Corporation
PO Box 13650
Des Moines, WA 98198-1009

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recordors use only

GNW 20-4675

**Short Form
DEED OF TRUST**

File No: **4266-3414140 (kk)**

Date: **May 28, 2020**

Grantor(s): **The Valley Calvary Chapel, a Washington non-profit corporation**
Grantee(s): **Pacific Northwest Annual Conference of The United Methodist Church Inc.,
a Washington non-profit Corporation**
Trustee: **First American Title Insurance Company, a Corporation**
Abbreviated Legal: **Portions of the NW SW of Sec. 12, Twp. 34 N., R. 3 E., WM**
Additional Legal on page: **1**
Assessor's tax parcel/Account Nos: **P21653 and P21656**

THIS DEED OF TRUST, made this **Twenty-eighth day of May, 2020**, between **The Valley Calvary Chapel, a Washington non-profit corporation**, as GRANTOR(S), whose address is **13743 Avon Allen Road, Mount Vernon, WA 98273-6908**, and **First American Title Insurance Company , a Corporation** , as TRUSTEE, whose address is **4707 S 19th Street, Suite 101, Tacoma, WA 98405**, and **Pacific Northwest Annual Conference of The United Methodist Church Inc., a Washington non-profit Corporation**, as BENEFICIARY, whose address is **PO Box 13650, Des Moines, WA 98198-1009**.

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**:

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

Beginning at a point 30 feet East of the Southwest corner of the Northwest quarter of the Southwest quarter of Section 12, Township 34 North, Range 3 East of W.M., thence East 208.7 feet, North 208.7 feet, thence West 208.7 feet to the right of way of County Road, thence South along said right of way of County Road 208.7 feet to the place of beginning.

TOGETHER WITH that portion of the Southwest 1/4 of the Northwest 1/4 of the

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Southwest 1/4 of Section 12, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of said subdivision; thence North 0°36'35" East along the West line thereof a distance of 208.70 feet; thence South 89°44'54" East a distance of 30 feet to the East line of the Avon Allen County Road, said point being the Northwest corner of that certain surveyed tract as set forth in Survey recorded July 29, 1980 under Auditor's File No. 8007290008 in Volume 3 of Surveys, page 54, records of Skagit County, Washington, and the true point of beginning of this description; thence continuing South 89°44'54" East along the North line of said surveyed tract a distance of 208.70 feet to the Northeast corner thereof, said point being also the Northwest corner of "PLAT OF AVON TRACTS" as per plat recorded in Volume 12 of Plats, page 50, records of Skagit County, Washington; thence North 0°36'35" East parallel to the West line of said Southwest 1/4 a distance of 40 feet; thence North 89°44'54" West parallel to the North line of said surveyed tract a distance of 208.70 feet to the East line of the Avon Allen Road; thence South 0°36'35" West along the East line of said road a distance of 40 feet to the true point of beginning.

AND EXCEPT the following described tract:

That portion of the Southwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 12, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a concrete monument with brass disc at the Northeast corner of that certain surveyed tract as set forth in Survey recorded July 29, 1980 under Auditor's File No. 8007290008 in Volume 3 of Surveys, page 54, records of Skagit County, Washington, being the TRUE POINT OF BEGINNING of this description; said monument being also the Northwest corner of the "PLAT OF AVON TRACTS" as per plat recorded in Volume 12 of Plats, page 50, records of Skagit County, Washington; thence South 0°36'35" West, parallel with the West line of said Southwest Quarter, said line being also the West line of Tract 1 of said "PLAT OF AVON TRACTS", a distance of 188.54 feet to a concrete monument at the Southwest corner of said Tract 1; thence continue South 0°36'35" West, a distance of 15.02 feet to an existing rod with plastic cap marked L.S. 9569 as shown at the Southeast corner of said tract of land shown on survey map in Volume 3 of Surveys at page 54; thence North 86°50'10" West, along the South line of said Tract, a distance of 5.77 feet; thence North 2°14'02" East a distance of 203.38 feet to the TRUE POINT OF BEGINNING.

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

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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 **four hundred ninety one thousand five hundred dollars (\$491,500.00)** with interest thereon according to the terms of the 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 Offcl Rec.	839-842	725562
Asotin	Aud. Microfilm No.		101896	Lincoln	107 of Mtgs	776-779	316596
Benton	241 of Offcl Rec.	695A-C	592931	Mason	Reel 48 Frame	835-838	236038
Chelan	688 of Offcl Rec.	1682-1685	681844	Okanogan	121 of Mtgs	517-519A	560658
Clallam	315 of Offcl Rec.	195-198	383176	Pacific	213 of Offcl Rec.	649-652	55707
Clark	Aud. Microfilm No.	702859-62	G-519253	Pend Oreille	27 of Mtgs.	8-11	126854
Columbia	49 of Deeds	198-201	F3115	Pierce	1254 of Mtgs.	707-710	2250799
Cowlitz	747 of Offcl Rec.	234-237	675475	San Juan	28 of Mtgs.	459-462	69282
Douglas	125 of Mtgs	120-123	151893	Skagit	19 of Offcl Rec.	80-83	716277
Ferry	28 of Deeds	413-416	153150	Skamania	47 of Mtgs.	41-44	70197
Franklin	11 of Offcl Rec.	138-141	309636	Snohomish	233 of Offcl Rec.	540-543	2043549
Garfield	Aud. Microfilm No.		13044	Spokane	14 of Offcl 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 Offcl Rec.	731-734	785350
Island	181 of Offcl Rec.	710-713	211628	Waukiakum	17 of Mtgs	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 Offcl Rec.	855-858	1047522
Kitsap	929 of Offcl Rec.	480-483	934770	Whitman	1 of Misc.	291-294	382282
Kittitas	111 of Mtgs	361-364	348693	Yakima	712 of Offcl Rec.	147-150	2170555
Klickitat	101 of Mtgs	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.

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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.

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

The Valley Calvary Chapel, a Washington non-profit corporation

By: [Signature]
Name: Brian Williams
Title: President

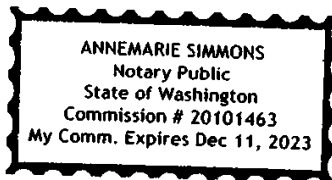
By: [Signature]
Name: Nathan A. Haney
Title: Secretary

STATE OF Washington)
)-ss
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that **Brian Williams**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the **President** of **The Valley Calvary Chapel** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 06.01.2020

Anne Marie Simmons



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

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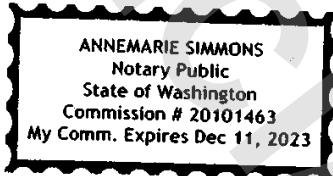
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STATE OF Washington)
)-ss
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that **Nathan A. Haney**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the **Secretary** of **The Valley Calvary Chapel** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 06.01.2020

Anne Marie Simmons



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

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(Do Not Record)
REQUEST FOR FULL RECONVEYANCE

To be used only when all obligations have been paid under the Note and this Deed of Trust.

To: TRUSTEE

The undersigned is the legal owner and holder of the note and all 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.

Mail Reconveyance to:

Dated: _____

By _____

By _____

By _____

By _____

**Do not lose or destroy this Deed of Trust OR THE NOTE which it secures.
Both must be delivered to the Trustee before cancellation will be made.**